

**TOWN OF BOZRAH  
INLAND WETLANDS AND CONSERVATION COMMISSION  
BOZRAH TOWN HALL  
1 RIVER ROAD  
BOZRAH, CT 06334**

August 5, 2021

The meeting of the Bozrah Inland Wetlands and Conservation Commission was called to order by Chairman Scott Taylor at 7:05pm at the Bozrah Town Hall, 1 River Road, Bozrah, CT.

Members present: Scott Taylor (Chairman), Chuck Mandel, Evelyn Brown, Steve Brunetti, Jessica Carson, Jim Sipperly, Charlene Lathrop.

Members absent: None.

Others present: Glenn Pianka (Board of Selectmen), Steve Seder (Planning & Zoning Commission Chairman), Sam Alexander, AICP (SCCOG/Town Planner), Matt Grohocki (Revelation Church), David Held, P.E., L.S. (Provost & Rovero), Dennis Main (Avalonia Land Conservancy/resident), Mark Reynolds, P.E., L.S. (Reynolds Engineering Services), Gordon Sime, L.S. (McMinn Associates).

1. Review and approve minutes:

a) July 1<sup>st</sup> regular meeting.

Chuck Mandel made a motion to approve the minutes as presented. Steve Brunetti seconded the motion.

**VOTE – 6/0/1 (Sipperly abstained) – MOTION CARRIED**

2. Hear the report of the Wetlands Enforcement Officer:

There was no report due to position vacancy. Glenn Pianka remarked that the Board of Selectmen is still determining how the role may be filled; the Chairman will be the acting Wetlands Enforcement Officer. The Commission determined to send a formal letter to the Board requesting that the vacancy be filled by a qualified individual.

3. Review correspondence pertaining to agenda items:

Sam Alexander (Town Planner) noted that prior to the meeting, the project engineer for Revelation Church sent a memo containing his response to the planner's comments, as well as updated plan sets.

4. Old Business:

a) Bashon Hill Farms, LLC (1): 211 Bashon Hill Road, Bozrah, CT. Owner: Stoney Hill Farm LLC, James and Jennifer Paternostro. Creation of a farm pond.

**TOWN OF BOZRAH  
INLAND WETLANDS AND CONSERVATION COMMISSION  
BOZRAH TOWN HALL  
1 RIVER ROAD  
BOZRAH, CT 06334**

Sam Alexander reviewed these two applications. He remarked on the history and the fact that the project engineer expects to have updated application materials submitted prior to the September meeting. Sam Alexander read an e-mail from the project engineer as well as an extension request letter from the applicant. The Commission should table application #1 but may choose to act on application #2 if it feels enough information is submitted.

Jim Sipperly made a motion to approve the extension request for applications #1 and #2, to extend the decision dates to September 2. Chuck Mandel seconded the motion.

**VOTE – UNANIMOUS – MOTION CARRIED**

- b) Bashon Hill Farms, LLC (2): 211 Bashon Hill Road, Bozrah, CT. Owner: Stoney Hill Farm LLC, James and Jennifer Paternostro. Excavation/reclamation of agricultural land.

See above.

- c) Revelation Church: 166 Bishop Road, Bozrah, CT. Excavation of stone.

Chairman Scott Taylor recused himself and sat in the audience.

Pastor Matt Grohocki respectfully remarked on the difficulty of the wetlands application process and issue he saw with the review of the application. Pastor Grohocki also felt that the enforcement order and need to go through an application process was at significant cost to the church.

David Held, project engineer from Provost & Rovero, began a presentation on changes to the plans since the July meeting. Mr. Held asked up-front if the Commission was ready to make a decision on whether or not the activity was a “Significant Activity”.

The Commission discussed the regulated aspects of the application, namely two pre-existing wetlands crossings and the stone removal work being proposed in proximity to the wetlands. Chuck Mandel made a motion to find that the use was a Regulated Activity but not a Significant Activity. Jim Sipperly seconded the motion.

**VOTE – UNANIMOUS (Taylor not voting) – MOTION CARRIED**

The Commission determined to hold a site walk on Thursday, August 12<sup>th</sup>, at 6:00pm. This will be a noticed special meeting open to the public.

Mr. Held continued his discussion of the plans, which were revised August 3<sup>rd</sup>.

- Mr. Held reviewed the limits of previous disturbance and their impact to the wetlands. No calculation was made as to the total amount of disturbance resulting from excavation. The haul road results in 1,550 and 1,050 square feet of wetlands disturbance at each crossing.

**TOWN OF BOZRAH  
INLAND WETLANDS AND CONSERVATION COMMISSION  
BOZRAH TOWN HALL  
1 RIVER ROAD  
BOZRAH, CT 06334**

- A 20-foot buffer was added around the property boundary, which reduced the size of the excavation area and each of the proposed phases.
- Clarification was added to the revegetation plan. The goal is to conduct activities in a rotational manner. Vegetation is able to grow back readily due to the lack of tree canopy and a latent seed bank in the A Horizon.
- Jim Sipperly remarked that there is potential for invasive vegetation to grow back in place of native vegetation if not managed.
- Chuck Mandel once again suggested that a 25-foot buffer be added around wetland areas, explaining how work being done directly up to the limit of the wetlands can easily impact the wetlands or degrade the effectiveness of erosion and sediment controls.

Jim Sipperly made a motion to table further action on the application until the Commission conducts a site walk. Chuck Mandel seconded the motion.

**VOTE – UNANIMOUS (Taylor not voting) – MOTION CARRIED**

Pastor Grohocki asked if the rocks currently in the staging area could be removed. That is a matter for the Planning & Zoning Commission to consider.

5. New Business:

- a) Steven Roy & Frank Adams: Fitchville Road and Bashon Hill Road (Map 03, Lot 069). Four-lot residential subdivision.

Jim Sipperly recused himself. Mr. Sipperly was the Soil Scientist involved in the wetlands delineation and agreed to the job prior to knowing it was in Bozrah.

Mark Reynolds (Reynolds Engineering Services) reviewed the application.

- The total area of the subdivision is 26.4 acres. Four lots are proposed: three lots each just over two acres and one large lot just over 20 acres.
- Per a comment by the planner the proposed roof/footing drain location on lot 3 was moved away from the wetland area so as to limit the disturbed area to the uphill portion of the site.
- Gordon Sime (McMinn Associates) remarked that the highest groundwater noted on the site was five to six feet.
- Lot 4 contains a former gravel pit.
- Public water runs by the site but it is apparently not available for residential hook-up in that location. The Uncas Health District will make a final determination.

Chuck Mandel made a motion to make a jurisdictional ruling that the activity is not regulated. Scott Taylor asked a question about grading and walk-out basements. Steve Brunetti seconded the motion. The Commission asked that plans be signed by the Soil Scientist when finally submitted.

**TOWN OF BOZRAH  
INLAND WETLANDS AND CONSERVATION COMMISSION  
BOZRAH TOWN HALL  
1 RIVER ROAD  
BOZRAH, CT 06334**

**VOTE – UNANIMOUS – MOTION CARRIED**

6. Discussion of Glemboski/Ous Property, and possible CT DEEP Open Space and Watershed Land Acquisition (“OSWA”) grant application:

Chairman Scott Taylor stated that he was unable to be at the Board of Selectmen meeting where this was a topic of discussion. Glenn Pianka explained that Dave Styger of Avalonia Land Conservancy attended a Board of Selectmen meeting in July where the topic of Bozrah applying for OSWA funding was first discussed. Mr. Styger explained at that meeting what would be required from the town. The Board discussed the item further at a second meeting, August 4<sup>th</sup>, and determined to move forward with an application under OSWA. A resolution was drafted and will be considered at the August 17<sup>th</sup> regular meeting. There has been on-going discussions with the Town of Montville and a verbal commitment from Norwich Public Utilities (NPU) to help with acquisition costs. NPU has also provided a letter of support.

Dennis Main explained that Avalonia is not able to apply for OSWA funding in this application year. Mr. Main is confident that the application will be well received by CT DEEP, especially since Bozrah has never had an OSWA-funded project in town.

Sam Alexander stated that he will prepare a support letter from the Commission to go along with the application, consistent with a motion made in July.

The Commission used the scoring rubric adopted along with the Open Space Plan to give a qualitative score to the Glemboski/Ous property. The results of the scoring will be tallied and can be included with the file and/or used in the application.

7. Planner update:

Sam Alexander gave an update on the “data center” campus proposal by GotSpace Data Partners, LLC. “GotSpace” has an application for zoning text amendments in front of the Planning & Zoning Commission. Mr. Alexander remarked on the expected process for future applications by GotSpace if its first application is successful.

8. Review general correspondence:

There was none.

9. Such other business as the Commission may vote to hear:

Chairman Taylor discussed the need for a Wetlands Enforcement Officer.

10. Public comment period:

**TOWN OF BOZRAH  
INLAND WETLANDS AND CONSERVATION COMMISSION  
BOZRAH TOWN HALL  
1 RIVER ROAD  
BOZRAH, CT 06334**

Glenn Pianka remarked on the need for Commission members to avoid conflicts of interest on applications that they receive, by not accepting work related to the applications.

There was additional discussion about the Glemboski/Ous property. The goal in the end is to transfer the property to Avalonia for management. Evelyn Brown thanked Dennis Main for his assistance.

Jim Sipperly made a motion to adjourn. Chuck Mandel seconded the motion.

**VOTE – UNANIMOUS – MOTION CARRIED**

Meeting was adjourned at 8:28pm.

Respectfully Submitted,  
Samuel Alexander, AICP  
Town Planner