

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

March 4, 2021

The meeting of the Bozrah Inland Wetlands and Conservation Commission was called to order by Chairman Scott Taylor at 7:28pm via Zoom teleconference/videoconference. The meeting convened at approximately 7:00pm but a quorum was achieved at 7:28pm. Conversations prior to 7:28pm were general in nature and not relevant to agenda items.

Members present: Scott Taylor (Chairman), Chuck Mandel, Steve Brunetti, Charlene Lathrop.

Others present: Glenn Pianka (Board of Selectmen), Sam Alexander (SCCOG/Town Planner), Katey DeCarli, P.E. (CHA/Land Use Agent), Brandon Hanfield, P.E. (Yantic River Consultants), David Gesiak (Applicant), Dwayne Grant (Applicant), Janet Wilber (Resident), another resident unnamed.

1. Review and approve minutes:

a) March 5th regular meeting.

Action deferred.

b) February 4th regular meeting.

Steve Brunetti made a motion to approve the February 4th meeting minutes as presented. Chuck Mandel seconded the motion.

VOTE – UNANIMOUS – MOTION CARRIED

b) February 4th workshop.

No action required.

2. Hear the report of the Wetlands Enforcement Officer:

Katey DeCarli (Land Use Agent) reported on her recent activity. Ms. DeCarli inspected the timber harvest by Hull Forest Products on Bozrah Street.

Ms. DeCarli and the Commission discussed a possible agricultural use and potential violation on Bashon Hill Road. The Commission urged Ms. DeCarli to follow up with the owner.

The silt fence associated with the water/sewer line installation on Salem Turnpike will be removed in the spring pending successful grass growth.

3. Review correspondence pertaining to agenda items:

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Sam Alexander (Town Planner) reviewed the packet materials for the pending application by David J. Gesiak. Mr. Alexander stated that comments were received from Chuck Mandel on the application by David J. Gesiak. Mr. Mandel did not believe he would be at the meeting, but was present. Mr. Mandel asked Mr. Alexander to read his comments into the record.

While the proposed development is not in the wetlands, I do not feel it is a significant activity, but due to the proximity and extent of development it should be regulated. I walked the Gesiak South Road site and have the following suggestions for conditions of approval:

[The] Lot 4 proposed house and septic have enough room to moved toward the street a [minimum] of 10'. There is still plenty of separating distance to the road.

Prior to issuing a [Certificate of Occupancy] for lot 4 an as-built should be provided demonstrating the house and septic were placed correctly.

I did notice a bond amount for [right-of-way] work but not for interior silt fencing.

Recommend a \$1500 [erosion and sediment control] bond.

Prior to release of the [erosion and sediment control] bond all silt fence shall be removed after the site is stabilized.

If these houses have basements I did not see any footing drains. If footing drains are installed a level spreader should be included in a detail.

4. Old Business:

- a) David Gesiak, LLC, 216 Norwich Ave., Lebanon, CT: 7-Lot residential subdivision, Bozrah Street and South Road (Map 14, Lot 046). Property is zoned RU-1.

Recognizing that members of the public were attending by phone, Sam Alexander asked Commissioners to state their names before speaking.

Chairman Taylor asked about public comments. Sam Alexander answered that the Commission may accept comments although this is not a public hearing, Mr. Alexander suggested allowing the applicant an opportunity to respond to any comments.

Brandon Handfield reviewed updates to the application since the February meeting. Changes include moving the Lot 4 home away from the slopes and wetlands in the rear, reducing the impacted/cleared area of all lots, work proposed in a strip of land, which may be dedicated to the town for the South Road right-of-way, footing drains and roof drains are shown on the plans. Mr. Handfield stated that footing drains can be discharged to a rip-rap level spreader.

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Janet Wilber (35 South Road) asked about the impact the proposed subdivision and work within the to-be-dedicated right-of-way will have on her home, which is downhill and to the east of Lot 7, along South Road. Brandon Handfield explained that clearing within the right-of-way will not impact drainage to the east of a gully and culverted stream in front of Lot 7. The drainage situation of South Road will actually be improved by the work proposed.

Chuck Mandel made a motion to classify the application as a regulated activity and approve the application, with the following conditions:

- The applicant will note on the plans that resubmission will be needed for development of Lot 4 and for any other development that differs from what is shown on the plans.
- A note will be placed on the plans that silt fence will remain in place until final site stabilization.
- The applicant will post a \$1,500 erosion and sediment control bond prior to development of each lot.

Charlene Lathrop seconded the motion.

VOTE – UNANIMOUS – MOTION CARRIED

5. New Business:

- a) Dwayne Grant, 1 Blueberry Hill Rd., Norwich, CT: Storage addition (18x24') to building upland of Fitchville Pond, 38 Bozrah Street Extension (Map 07, Lot 053). Owner: Odetah Camping Resort/NGA Capital LLC. Property is zoned R-1.

Dwayne Grant reviewed the proposal and answered questions from the Commission. The proposal is to construct a small addition on “Building 4” at Odetah Camping Resort. The construction area will be approximately 45 feet from the shore of Fitchville Pond.

Chuck Mandel made a motion to make a jurisdictional ruling that the proposal was not a regulated activity. In making the motion, Mr. Mandel strongly suggested that Mr. Grant and Odetah Camping Resort install a gravel perimeter drain around the structure to collect roof drainage. Steve Brunetti seconded the motion.

VOTE – UNANIMOUS – MOTION CARRIED

6. Open Space Plan next steps:

- a) Input to-date.

Sam Alexander reviewed input gathered on the draft Open Space Plan from the survey and public workshop, as well as modifications that will be made based on past Commission meetings.

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b) Vision statement.

Commissioners will continue thinking of a vision statement. It was stated that the vision statement should express that the plan is pragmatic and that it should be viewed holistically, not to conflict with the other objectives of the Town.

c) Commission actions.

Sam Alexander reviewed recommended updates to Commission action items contained in the plan. The Commission was comfortable with the updates.

d) Photos.

Commissioners will send photos if they have any.

7. Review general correspondence:

Scott Taylor stated that an e-mail was received from Dennis Main (resident and Avalonia Land Conservancy board member) that Avalonia expects to apply for a CT Department of Energy and Environmental Protection (CT DEEP) grant to partially fund purchase of the “Glemboski/Ous” properties in Bozrah and Montville.

Sam Alexander reviewed an inland wetlands application in the Town of Montville, for a Hull Forest Products timber harvest on Walker Road.

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

There was none.

9. Public comment period:

Sam Alexander stated that he and the First Selectman have had preliminary meetings with a developer interested in siting a “data center” on Haughton Road. The plans are preliminary. Glenn Pianka stated that the data center would be tax-exempt due to the recent passage of a law, but that the town would receive payment in lieu of taxes.

Steve Brunetti made a motion to adjourn. Scott Taylor seconded the motion.

Meeting adjourned at 8:50 P.M.

Respectfully Submitted,
Samuel Alexander, AICP
Town Planner