



TOWN OF MIDDLEBURY

Conservation Commission
1212 Whittemore Road
Middlebury, Connecticut 06762
(203) 577-4162 ph
(203) 598-7640 fx

REGULAR MEETING MINUTES August 30, 2022

Members Present:

Mary Barton, Vice Chairwoman
George Tzepos
Brian Stroby
Peggy Gibbons
Curtis Bosco
Joseph Martino

Members Absent:

Paul Bowler, Chairman

Members Present:

John Calabrese, P.E.

I. CALL TO ORDER

Vice Chairwoman Mary Barton called the Regular Meeting to order at 7:30 p.m.

II. ACTION ON MINUTES

June 28, 2022 Regular Meeting

Motion: to approve the Minutes of the June 28, 2022 Regular Meeting. Made by Curtis Bosco, seconded by George Tzepos. Unanimous Approval.

III. OLD BUSINESS

None

IV. NEW BUSINESS

1. Application #483 – Christian Road-Steeplechase

There was no one present.

Curtis Bosco shared that this application pertains to the removal of brush, trees and stumps surrounding the dam.

Motion: to accept application #483 – Christian Road-Steeplechase. Made by George Tzepos, seconded by Brian Stroby. Unanimous Approval.

2. Application #484 – 1000 Southford Road

Chris Francis, EIT of Arthur H. Howland Associates, P.C. reviewed the zoning location map. The applicant is seeking a permit for the construction of a convenience store, gas station and car wash. The site is approximately 3.63 acres in size of which 1.47 acres is wetlands. They are proposing to disturb .33 acres in the upland review area. He added that an application was approved approximately 10-12 years ago that was far more invasive and intrusive on the wetlands. Construction never occurred due to issues with the Army Corps of Engineers.

Curtis Bosco stated that this is an identical application to the one that was previously approved with the addition

Vice Chairwoman Mary Barton questioned who flagged the wetlands and requested that the most recent wetland report be submitted for the Commission's review.

Motion: to accept application #484 – 1000 Southford Road. Made by George Tzepos, seconded by Joseph Martino. Unanimous Approval.

3. Application #485 – Old Watertown Road Lot 001B

Scott Meyers, P.E. of Meyers Associates, P.C. spoke on behalf of the applicant. The property is approximately 4 acres in size and does not contain any wetlands. However, there are wetlands located within the right-of-way of Old Watertown Road. Additionally, a large wetland exists to the west of the property, where no activity will take place. They are proposing to pipe a small wetland area (roadside swale) along the side of the road and construct a driveway which will lead up to a new single-family four-bedroom house. Soil testing with Torrington Health District was performed and the septic system is sited. The total wetland disturbance is 330 square feet and the total regulated disturbance is 6,100 square feet of the remaining 100 feet of driveway.

Motion: to accept application #485 – Old Watertown Road Lot 001B. Made by George Tzepos, seconded by Joseph Martino. Unanimous Approval.

V. ADJOURNMENT

Motion: to adjourn the meeting at 7:43 p.m. Made by George Tzepos, seconded by Brian Stroby. Unanimous Approval.

Filed Subject to Approval,

Respectfully Submitted,

Rachelle Behuniak, Clerk

Original to Brigitte Bessette, Town Clerk
cc: Conservation Commission Members
Debbie Seavey, W.E.O.
Mark Lubus, Building Official
John Calabrese, P.E.
Terry Smith, P&Z Chairman
Curtis Bosco, Z.E.O.
Attorney Robert Smith, WPCA