



TOWN OF MIDDLEBURY

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

REGULAR MEETING MINUTES November 30, 2021

Members Present:

Paul Bowler, Chairman
Mary Barton
Peggy Gibbons
Curtis Bosco

Members Absent:

Joseph Martino
George Tzepos

Members Present:

John Calabrese, P.E.
Deborah Seavey, W.E.O.

I. CALL TO ORDER

Chairman Bowler called the Regular Meeting to order at 7:30 p.m.

II. ACTION ON MINUTES

October 26, 2021 Regular Meeting

Motion: to accept the Minutes of the October 26, 2021 Regular Meeting. Made by Curtis Bosco, seconded by Mary Barton who stated she read the Minutes. Peggy Gibbons recused herself. Unanimous Approval.

III. OLD BUSINESS

None

IV. NEW BUSINESS

1. Application #473 – 22 Somerset Drive

Marc Brassard, Architect and V.P. of Heritage Development Group spoke on behalf of the applicant. He stated that the wetlands permit expired and they have four (4) lots left on the project. Three (3) lots are in a cul-de-sac, depicted on the map as lots 41, 40 & 39, and the last lot (48) is located on Christian Road. Lots 41 & 48 have implications on the setbacks that have transpired from 50 to a 100 foot setback and he is seeking approval to maintain the 50 foot setback on both lots. They have not gone into any of the 50 foot buffer area for the 49 lot subdivision up to this point.

Mary Barton questioned when the permit expired.

Chairman Bowler replied in 2004.

Mary Barton went on to state that this would be a new application within the 100 foot setback.

Chairman Bowler agreed but emphasized that they are looking for this Commission to consider it with the original approval.

Marc Brassard added that it would be just for the remaining 2 lots (41 & 48).

Deborah Seavey, W.E.O. confirmed that a soil scientist walked it and submitted a report back at the time of the original application and that this new application but is taking into account past documentation.

Mary Barton stated that the following details need to be submitted with this new application and/or on the plans:

- Soil & Erosion Control Plan
- Sequence of construction
- Soils Report
- Addition of second lot

Motion: to accept application #473 – 22 Somerset Drive. Made by Mary Barton, seconded by Curtis Bosco. Unanimous Approval.

2. Application #474 – 211 Tranquility Road

David Hughes, P.E. of 57 Norway Street, Oakville, CT 06779 submitted and reviewed the plans with the Commission. The area of proposed activity is at the edge of Lake Quassapaug in the northwestern portion of the property. They are proposing a 60' X 55' beach and a floating dock installation. Fifteen (15) feet of the beach would be in the lake which will require dredging of approximately 1' of the lake to replace the silty material with sand. There is some remanence of an old beach in said area and they plan to expand it. 60' X 40' will be on the upland side and they also plan to remove 3 dead/almost dead trees. Additionally, the area to the north of the beach, they have some topography along the edge of the water they would like to make more uniform. The dredging area is 900 square feet and the expected amount of sediment coming out for 12" depth is 33 yards for the beach. They expect to take out approximately 90 yards with 2,400 square feet of disturbed area. 374 feet is in the uplands and an estimated 2,025 feet is actually in the wetland. An excavator will be utilized for dredging and placing of sand which they expect to take no more than a day's worth of work. A dewatering stockpile will be to the east of the beach with hay bales and a silt fence. The existing beach is approximately 15' wide along the edge.

Dean Yimoyines stated that the trees they plan to remove are ones he attempted to save but didn't make it.

Mary Barton questioned if they plan to replace the trees.

David Hughes confirmed that they plan to plant more items on the farm, although they don't plan to replace the three (3) trees at this point in time.

Dean Yimoyines added that they are planning to plant 10,000 in the spring for the vineyard and others. He also offered for members of the Commission to conduct a site visit.

Motion: to accept application #474 – 211 Tranquility Road. Made by Curtis Bosco, seconded by Mary Barton. Unanimous Approval.

V. DISCUSSION

1. 2022 Meeting Dates

Motion: to approve the attached 2022 Conservation Commission Meeting Schedule with the first meeting date of January 25, 2022. Made by Mary Barton, seconded by Curtis Bosco. Unanimous Approval.

2. Proposed 2022-23 Budget

Motion: to approve the Proposed 2022-23 Budget. Made by Curtis Bosco, seconded by Peggy Gibbons. Unanimous Approval.

VI. ADJOURNMENT

Motion: to adjourn the meeting at 7:56 p.m. Made by Mary Barton, seconded by Curtis Bosco. 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



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2022 MEETING SCHEDULE **Shepardson Community Center** **Room 26** **7:30 p.m.**

Tuesday – January 25, 2022
Tuesday – February 22, 2022
Tuesday – March 29, 2022
Tuesday – April 26, 2022
Tuesday – May 31, 2022
Tuesday – June 28, 2022
Tuesday – July 26, 2022
Tuesday – August 30, 2022
Tuesday – September 27, 2022
Tuesday – October 25, 2022
Tuesday – November 29, 2022

Approved this 30th day of November, 2021

Paul Bowler,
Chairman