

*Town of Killingworth  
Inland Wetlands and Watercourses Commission  
Killingworth, Connecticut 06419*

**Regular Meeting  
#16-4**

**April 12, 2016**

Chairwoman Carolyn Reimers called the meeting to order at 7:00 p.m.

**Members present:** C. Reimers, G. Johnson, D. Adametz, E. Pizzuto  
Enforcement Officer C. Jefferson was also present.

**Members absent:** E. Auer, T. Doyle

**Visitors:** Michael Harkin, Michael Civiello, Bret Siniscalco, Tom Stevens, Chris Salafia, Michael Milano,  
Mark Clifton

Mark Clifton presented information at the last IWWC meeting about a homeowner on Fawn Hill Drive who he believes has cleared trees in the area, has added beach sand to Deer Lake, and may have removed the detention basins. Enforcement Officer Cathie Jefferson researched the records of the property and did not see detention basins on the plan. Mr. Clifton said he had seen the basins. Cathie will send a letter to the homeowner, with a copy of the deed restriction that is in place for that property, and remind them that no work can be done in that area. Mr. Clifton said in the summer there is a lawn down to the lake edge. Mr. Clifton may check with the State to see if there is any State violation.

**Minutes:** The minutes of the March 8, 2016 Regular Meeting were approved by a consensus of the members.

**Enforcement Officer's Report:** Cathie Jefferson reported on the following:

- 1) She provided information on Old Business and New Business agenda items.
- 2) The March Building Permit list was distributed to members.
- 3) She reported on a drainage problem on Roast Meat Hill Road. The Town was going to install a pipe to fix the water problem on the road, but a homeowners would not give permission to the Town to have the water cross their property. There is a broken culvert in the driveway of a residential property. Because of the broken culvert, water runs on Roast Meat Hill Road and causes water and ice build-up.

Cathie has viewed past and present Google Earth photos of the property and found that a stream used to divide into two streams on that residential property. Recent photos show that it appears that one branch of the stream has dried up because of the broken culvert. This may now be considered to be a diversion of water which is against the IWWC regulations. Cathie will contact the homeowner to have him/her attend the next IWWC meeting to discuss the situation.

**OLD BUSINESS**

**A. Town of Killingworth permit application - ADA compliant trail at Sheldon Field, 181 Route 80**  
Members had discussed and approved the project at the March IWWC meeting.

**B. M. Civiello permit application for carriage house - 125 Iron Works Road**

Michael Harkin, P.E., presented a plan for the carriage house that will have one bedroom and no kitchen. The structure will be on slab. They will be tying into the current septic system on the property.

*G. Johnson moved to grant a permit for construction of a carriage house with upstairs apartment as shown on the plan. There was no second to the motion.*

*S. Dowd moved, seconded by G. Johnson to add to the original motion the following addendum - the area between the proposed carriage house and the wetland area (at least 50') be left wooded; there will be no clearing and no lawn in that area. The motion carried unanimously.*

*G. Johnson moved, seconded by S. Dowd, to grant a permit to Michael Civiello for construction of a carriage house, as shown on the plan, and with the addendum as voted on by commission members. The motion carried unanimously.*

**NEW BUSINESS****A. Kim Chimblo request for permit extension - 1 Route 148**

Enforcement Officer Cathie Jefferson updated the commission on the project for which a permit had been granted.

*G. Johnson made a motion to approve a five-year extension to the permit. D. Adametz seconded the motion and it carried unanimously.*

**B. Conservation Restriction Revision - Lot 11, Old Coach Road Subdivision**

Owners of the Old Coach Road Subdivision submitted a revised Conservation Restriction Plan. The conservation restriction has been transferred to the electric company.

**C. Pond Buffer Replanting Plan, Jack B. Coy LLC (owner), Michael and Katherine Berkun (applicants) - Roast Meat Hill Road, Map 28, Lot 59A**

A planting plan drawn up by Soil Scientist Richard Snarski was submitted for the buffer area around the pond. No work has begun yet. Michael Berkun told the commission that he will be planting more trees than what is shown on the plan. He plans to add at least 16 white birch trees. Many of the plantings are to replace those that were removed when work was done without a permit in and around the pond. Mr. Berkun discussed with the commission what activities can be done with and without a permit. He will meet with Enforcement Officer C. Jefferson to discuss the location of the proposed plants and trees.

**D. Chris Salafia permit application for agricultural use in residential property -****318 Roast Meat Hill Road (this was added to the agenda by a vote of commission members)**

*G. Johnson moved, seconded by S. Dowd to add this item to the agenda under New Business. The motion carried unanimously.*

Michael Harkin, P.E., presented a plan and information for the application for agricultural use in residential property. A Special Exception application has been made to the Planning & Zoning Commission for Ag-tivities/Agritourism and a public hearing will be held on May 17th for that application. The IWWC has to submit their review to the P& Z Commission before that hearing date. According to the new P&Z regulation, Lavender Pond Farm is allowed to have no more than six large events at their site to promote agricultural and agritourism. The IWWC application is for approval of parking areas for these anticipated events. Mr. Harkin showed the areas on the map where cars will be parked. This commission has to decide if this use of the property is an as-of-right activity that goes with the lavender farm agricultural use, or if a permit is needed. *G. Johnson moved, seconded by D. Adametz, to approve the proposed activity as an as-of-right activity. After some discussion, G. Johnson moved, seconded by D. Adametz to move the question and close discussion. Three votes were cast in favor of the motion. The original motion was repeated and it carried unanimously.* A memo will be sent to P&Z notifying them of the outcome of the IWWC review.

**E. Pattaconk Farm 93, LLC (owner), Michael Milano (applicant) permit application for construction of a horse and carriage trail with appurtenant crossings - Parker Hill Road Extension**

*G. Johnson moved, seconded by S. Dowd to add this item to the agenda under New Business. The motion carried unanimously.*

Thomas Stevens, P.E. and Michael Milano addressed the commission and presented a plan for construction of horse and carriage trails on the Pattaconk Farm 93, LLC property. This is an on-going project and in the last several years six parcels have been purchased and added to the original farm. The property owner has 10-15 carriages and 8 horses and would like to have trails on the property to use them. Some of the proposed trail is within 25' of a wetland area, and crossings will be needed in some areas. Mr. Milano and Mr. Stevens described the types of material that will be used on the roads and the crossings. Discussion will continue at the next IWWC meeting.

**F. Communications**

- 1) Letter from Kim Chimblo, dated 3/22/16, re: 1 Route 148
- 2) March Building Permit List
- 3) IWWC Budget printout as of 4/1/16
- 4) Application to Conduct a Regulated Activity - Chris Salafia
- 5) Killingworth P&Z Commission Application for a Special Exception, Site Plan Approval or Municipal Improvement submitted to P&Z by Chris Salafia
- 6) Killingworth P&Z Commission Application for Site Plan Approval - Agricultural Use in Residential Property, submitted by Chris Salafia
- 7) Schematic Site Development Plan - Lavender Pond Farm
- 8) Conservation Restriction Revision - Lot 11 Old Coach Road, prepared for Karen & Michael J. Milano
- 9) Letter from Michael Berkun, dated 3/24/16, re: attached planting plan
- 10) Pond Buffer Replanting Plan, portion of property of Jack B. Coy, LLC, dated March 22, 2016
- 11) Application to Conduct a Regulated Activity - Michael Civiello
- 12) Sketches of proposed carriage house for M. Civiello application
- 13) Carriage House design plan prepared for Michael & Jennifer Civiello, dated 3/14/16
- 14) Application to Conduct a Regulated Activity - Pattaconk Farm 93, LLC (owner), Michael Milano (applicant)
- 15) Certified mail addresses for Pattaconk Farm 93, LLC application
- 16) Copy of letter sent from Thomas A. Stevens to adjacent & abutting property owners of Pattaconk Farm
- 17) List of adjoining property owners of Pattaconk Farm, Parker Hill Road Extension
- 18) Trail Plan prepared for Pattaconk Farm 93, LLC
- 19) Drainage calculations for Pataconk Farm 93, LLC application

**Adjournment**

The meeting adjourned at 8:44 p.m.

Respectfully submitted,

Mary Anne Lisk  
Clerk