

**Inland Wetlands and Watercourses Commission  
Town of Wallingford**

**Special Meeting**

**Thursday, October 16, 2008**

A Special Meeting of the Wallingford Inland Wetlands and Watercourses Commission was held on Tuesday, Thursday, October 16, 2008, in the field for the purpose of conducting site investigations on properties that are the subject of applications presently before the Commission.

**Present:** Vice Chairman, Ellen Deutsch, Nick Kern, Jim Heilman, David Parent, and Erin O'Hare, Environmental Planner.

Ellen Deutsch, acting as Chairman, convened the Special Meeting at 5:01 p.m. at the first property, 95 Chimney Hill Road. Erin O'Hare acted as Recording Secretary.

**1. IWWC #A08-9.3 / 95 Chimney Hill Road – Scott A. Lupkus – (creating a second lot)**

Representing the Applicant were Ron Wassmer, P. E., Connecticut Civil Group, LLC, Kenneth Stevens, Soils Scientist, and Joan Molloy, Attorney. Acting Chairman Deutsch asked Ms. O'Hare to explain the proposal using the plans to orient the Commission on the property relative the regulated activities proposed regarding the creation of a rear lot from an existing residential lot.

The Commission viewed the area in the southeastern corner of the property in the vicinity of the proposed driveway. Ms. O'Hare indicted the area where storm flows are proposed to be discharged to within several feet of the southern property line. She asked Mr. Stevens to confirm that there was in fact wetlands here not depicted on the submitted plan in an area which appeared to be a low lying intermittent stream area. Mr. Stevens dug a boring and indicated the wetland soils boundary would be approximately 5 feet from the property line with the majority of the wetland in question located on the adjacent property. The property line was assumed to be the old fallen stone wall with a few fence posts visible. Revision of the edge of the driveway and the discharge area were discussed to pull the area of disturbance back away from the wetland. Ms. O'Hare requested that the wetland and the 50-foot boundary be placed on the revised plan.

The Commission observed the wetland area located in the central portion of the property. Mr. Stevens pointed to a grassy swale located on the edge of this wetland that directs water down the slope on this side of the property. He indicated the swale was not "a wetland".

The Commission viewed the area of a former inground pool. Mr. Stevens indicated that the owner had removed the pool about a year ago and the excavated area had filled up with

groundwater and now supports a thick stand of cattails. Mr. Heilman indicated that the area would be a regulated area now. Mr. Wassmer indicated that the plans will be revised accordingly. Mr. Stevens indicated that the soils around the pool were "UD", fill, and the fill extended to the current wetlands area and small pond that is located approx. 45 feet west of the pool. Acting Chairman Deutsch requested that the Applicant submit the dimensions of the "pool" - now to be termed a "water body". Ms. O'Hare asked for both the former pool depression and the pond to be depicted on the revised plan.

The garage to be demolished was observed.

The proposed house and garage area staked out in the meadow area were observed. The Commission requested that the routing of the proposed roof flows to be revised to be directed in the direction of the lower wetland to duplicate existing flows and to feed the wetland.

The Commission observed the upper wetlands area which is a wooded wetland edged by silky dogwood shrubs, etc. The row of evergreen plantings proposed to define the limit of encroachment into the regulated area - located approx. 25 feet from the wetlands flagged were discussed relative to the northern and western side of the proposed yard area around the proposed house. Mr. Heilman indicated that the plantings would interfere with the expanse of the meadow leading up to the attractive wooded wetlands as they would form a visual barrier in the middle of the meadow or future lawn. Commissioners considered that the plantings may be unnecessary as a row of IWWC placards could serve as sufficient deterrent to any unauthorized expansion of the lawn in the future.

Protection from encroachment for the lower wetlands area was discussed. Mr. Wassmer agreed that a split-rail fence would be installed along the buffer boundary, the wetlands vegetation will be allowed to grow back in, and IWWC placards will be installed. Ms. O'Hare indicated to Mr. Wassmer that the driveway design should be revised on the north side to address the flows that currently are routed downgradient via the existing grassy swale.

Nick Kern stated his concerns to Mr. Wassmer relative to the steepness of the driveway embankment. Mr. Stevens indicated the driveway entrance grade must not be too steep to prevent easy egress.

Ms. Molloy indicated a revised plan will be submitted in sufficient time to allow review by various departments prior to the November 5th meeting.

Acting Chairman Deutsch adjourned the meeting at 5:52 p.m.

Respectfully submitted,

Erin O'Hare,  
Acting Recording Secretary