

Town of Andover  
**INLAND WETLANDS & WATERCOURSES COMMISSION**  
TUESDAY, JANUARY 11<sup>TH</sup> 2022 - 7:00 P.M.  
Virtual Meeting via Zoom Website Platform

**REGULAR MEETING MINUTES**

Members Present: Chair George Elliott, Jed Larson, and William Munroe

Member Absent: Ed Smith (Alternate)

Others Present: Joseph Wagner - Wetland Agent, Abbie Winter - Board Clerk, Gary McCullough, Todd Perkins, Jessica Bates, Hank Gruner, Matt Eucalitto, and Cathy and Mike Palazzi

- 1) CALL TO ORDER: Chair G.Elliott called the regular meeting to order at 7 p.m.
- 2) ROLL CALL/SEATING OF ALTERNATES: No alternates were seated.
- 3) CHANGES IN ORDER TO AGENDA:

Add Item 8b: Schedule a public hearing to adopt the revised regulations

G.Elliott MOVED to approved the changes to the agenda. MOTION CARRIED by anonymous consent.

4) APPROVAL OF MINUTES

a. [December 6, 2021 Regular Meeting Minutes](#)

Others Present: Joseph Wagner - Wetland Agent, Abbie Winter - Board Clerk, Todd Perkins, Gary McCullough, Donald DuBois, ~~Marcie~~ Jeff Miner, and Eric Anderson

Item 6c. G.Elliott scheduled the Special Meeting site walk for either ~~January~~ **December** 11th or the 18th at 9 am.

G.Elliott MOVED to approve the December 6, 2021 Regular Meeting Minutes as revised. By roll call vote, MOTION CARRIED 3:0:0.

b. [December 11, 2021 Special Meeting Minutes](#)

G.Elliott MOVED to approve the December 11, 2021 Special Meeting Minutes. By roll call vote, MOTION CARRIED 3:0:0

5) PUBLIC COMMENT: None.

6) [OLD BUSINESS](#) - Discussion/Possible Action

- a. Permit Application IWWC 21-26: Todd Perkins, 1 Lakeside Drive- Rebuilding and re- mortaring existing stone wall on shoreline of Andover Lake.

Todd Perkins, the applicant, was present.

Two ALMA members visited T.Perkins' property and approved of the project. T.Perkins sent this approval email to the Commission.

G.Elliott stated ALMA approved the request contingent upon the IWWC accepting the mortar proposed for use in the application. T.Perkins stated the mortar is Sakrete brand mortar, which ALMA approves of.

J.Larson asked if T.Perkins submitted the required DEEP form. J.Wagner stated the DEEP form is filed, and these forms are not normally posted on the website.

G.Elliott requested assurance prior to construction that the contractor will provide construction erosion controls and lake bed protection.

J.Wagner stated that the rocks are already stacked and all that's left is to mortar the wall, therefore there is low risk of erosion. The standard conditions for approval requiring erosion controls are sufficient.

T.Perkins stated the contractor will fit mortar between the stones on the faces and tops of the entire wall length.

J.Larson suggested the condition for approval that if the silt is washed out from behind the wall again, then a more robust repair including the use of crushed stone and fabric liner is required.

G.Elliott MOVED to approve the application with standard conditions of approval and the understanding that further occurrences may warrant additional steps to be taken to prevent erosion from the site. W.Monroe SECONDED. By roll call vote, MOTION CARRIED 3:0:0.

- b. Permit Application IWWC 21-27: Gary McCullough, 3 Lakeside Drive- Placing sand on existing beach, and reconstruction of existing dock on shoreline of Andover Lake.

Gary McCullough, the applicant, was present.

J.Wagner stated ALMA disapproved of the proposed project's plan to place sand below the high water mark on ALMA property.

G.McCullough summarized his alternative site plan, including the restoration of the current sand area to a grass area, and creating a sand area behind a rebuilt lake wall.

J.Larson proposed the removal of all the sand. G.McCullough stated his plans to use the ~10 yards of sand on inland sections of the property, and to create a sand area behind a rebuilt lake wall above the high water mark.

G.Elliott scheduled a tentative site walk on January 22<sup>nd</sup> at 9 am.

There was discussion regarding whether G.McCullough should rescind and reapply the plans with the discussed modifications, or continue to revise the current application. G.McCullough will continue to revise the current application.

- c. Permit Application IWWC 21-28: Donald DuBois, 37 Boston Hill Road- Placing a temporary bridge over a stream and placing corduroy in an intermittent stream channel for an approximately 24-acre timber harvest of dead and dying oak and ash trees.

G.Elliott MOVED to approved the permit application with standard conditions. J.Larson SECONDED.

H.Gruner asked if there's a planned use for siltation fencing for the project, out of concern for intrusion on amphibian migration ranges. G.Elliott stated there is not a planned use for siltation fencing.

By roll call vote, MOTION CARRIED 3:0:0.

#### 7) NEW BUSINESS - Discussion/Take Receipt

- a. Permit Application IWWC21-29: Garrett Homes, LLC, 580 Lake Road- Construction of a 10,640 square foot single story retail building with utilities and paved parking and loading area.

Jessica Bates, on behalf of the applicant, was present.

J.Bates reviewed the topography, site plans, and the portion of the property that is within the upland review area due to the proximity to Cheney Brook. She stated no water or sediment will drain to Cheney Brook during construction as the site drains towards Route 6, and the construction will have no adverse effects on the wetlands. The site's septic system is currently under review by the health district, and there will be a CT Department of Health transient non-community well on site.

J.Bates stated the plan to mitigate the effect of the increased impervious cover on site via a closed drainage system including sumps, hoods to collect debris, hydrodynamic separators, and leaching concrete chambers. They are in compliance with the CT Erosion Control Manual and the 2002 Stormwater Quality Manual.

J.Larson stated that sidewalks are required for this site as a Zoning condition, and that this may affect the stormwater management plans. J.Bates stated this will not impact their stormwater management control plans. J.Larson stated the sidewalks should be included as a condition for approval.

G.Elliott stated the application will not require a public hearing since the project does not have a significant impact on the associated wetlands.

#### 8) OTHER BUSINESS

- a. Vernal Pool Mapping Update from Conservation Commission/Landowner Letter Review.

Hank Gruner from the Conservation Commission presented the Potential Vernal Pools mapped in a collaboration with UConn students.

H.Gruner requested feedback and approval from the IWWC of the Conservation Commission's drafted letter to be sent to private landowners that requests permission for the Conservation Commission to investigate potential vernal pools on private property.

W.Munroe requested that the letter is modified to clarify when the two surveys may occur. H.Gruner stated the surveys will occur between March and May, and each survey will take 30-60 minutes.

G.Elliott MOVED to approve sending the letter with the modification. J.Larson SECONDED. By roll call vote, MOTION CARRIED 3:0:0.

b. Schedule a public hearing to adopt the revised regulations

G.Elliott proposed to schedule the public hearing to precede the March 7<sup>th</sup> Regular Meeting.

J.Larson MOVED to hold the public hearing at 7 pm March 7<sup>th</sup> for the purpose of discussing the changes to the IWWC regulations. W.Monroe SECONDED. By roll call vote, MOTION CARRIED 3:0:0.

9) ENFORCEMENT ACTIONS: None.

10) AGENT REPORT

J.Larson asked if J.Wagner visited the subdivision on Pine Ridge Drive recently – J.Larson suspects the property is being cleared and is wondering how the cleared trees will be transported across the wetlands. J.Wagner confirmed he walked the property a few weeks ago, and at that point the trees were accessed and cleared using the previous owner's driveway. He confirmed he will continue to keep an eye on it.

11) NEXT REGULAR MEETING

Monday, February 7th 2022 @ 7:00 p.m.

12) ADJOURNMENT

G.Elliott MOVED to adjourn the meeting at 9:05 p.m. MOTION CARRIED by unanimous consent.

Respectfully submitted by Abbie Winter,

*Abbie Winter*

Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.