



Inland Wetlands and Watercourses Agency

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SPECIAL MEETING MINUTES

Inland Wetlands and Watercourses Commission

Thursday, March 24th, 2022 at 7:00 PM

This meeting was held remotely, via ZOOM.

CALL TO ORDER:

Chairman Peter Bassermann called the meeting to order at 7:16pm.

ROLL CALL:

Commissioners Present: Chairman Peter Bassermann, Clarice Begemann, Suzanne Botta, and Melissa Papantones

Commissioners Absent: Melissa Funaro, Richard Greenalch, and Mark Steinberg

Staff Present: Jaymie Frederick – IW Agent and Abby York – IW Associate

1) OTHER BUSINESS:

a) Regulation Revisions

- Staff shared the recommended changes for Section 7.1 regarding process for adopting new application forms.
- Staff reviewed Section 7.6 regarding stormwater management, noting they were unable to find a definition for “re-development” in other town’s regulations. Staff asked if the Commission wants staff to work on a definition and if they want to assess stormwater treatment for re-developments different than new development. Commissioners stated it is important to try to incentivize re-development and discussed the percentage of runoff that should be treated. Commissioners determined they would like the percentage of runoff to be treated through a re-development to be 75%. Staff asked if the Commission wants a definition for re-development or if they would like to use the dictionary definition for it. Commissioners stated they would like to utilize language used in by MS4 to be consistent and the definition should be added Section 2.
- Staff shared revisions within 8.4 regarding additional information made available for the State Statute changes. The additional guidance was specific to applicants being able to provide notification to the State Department of Health via email.
- Staff noted for Section 11.8, there was a minor change to reflect an updated date.
- Staff reviewed the options for the Commission regarding the fees within Section 19. The Commission determined to use the second option of the table format as seen in the document titled “2a DRAFT Regulation Changes (with Track Changes not including 13) 2022 03 23”. Staff shared brackets containing approximate amounts for each level. Staff said due to Statute changes, projects that would have been assessed as multi-family now will be assessed as a standard residential project. Staff shared how the proposed prices compare to the current rates seen in the Regulations. The Commission determined to assess residential projects using the rates of \$125/\$16/\$14/\$6 for the different levels of activity. The Commission discussed the rates to use for commercial projects. Staff said the numbers proposed

were chosen because the Commission previously discussed commercial application fees have been reaching the point of excessive in terms of paying for staff to review it, especially since a lot of larger projects will have third party review and monitoring after the permit, which is not performed by staff. The Commission determined to assess commercial projects using the rates of \$200/\$20/\$16/\$6 for the different levels of activity.

- Staff shared recommendations for Section 19.5c regarding subdivision/re-subdivision referral and the changes in reference to the Connecticut General Statutes. Staff said this should be used for subdivisions with no regulated activity. Staff asked if the Commission wanted to assess this fee at \$50 still or if it should be \$0 to be consistent with a Jurisdictional Ruling Request. The Commission stated they are okay with the language proposed by staff and changing the rate to \$0 for consistency. Staff noted this change would help the Inland Wetlands Department line up with what Planning and Zoning requires.
- Staff shared the document titled “2c DRAFT Changes to Section 7.1 and Section 13 Rev 2022 03 24” to review Section 13 for the bonds. Staff shared some of the proposed changes and guidance received from Town Counsel. Commissioners asked if staff touched base with the Finance Department and if they had any recommendations. Staff shared comments from the Finance Department regarding utilizing surety bonds and the Commission’s past preference for cash for ease of access for emergency repairs.
- The Commission discussed making the other changes to the regulations and the changes that need to be made to the bond process at a later date. Staff said there aren’t changes related to bond regulations that need to be addressed immediately. Staff asked if the Commission wants to table the discussion of the regulation changes to address the bond language at a later date. Commissioners said they would like to take one more attempt at reviewing the material and then move along with the process. The Commission determined to review it at the regular meeting on April 14th and determine then if another special meeting will be necessary.

ADJOURNMENT:

Comm. Botta made a motion to adjourn the meeting.

Comm. Begemann seconded the motion.

The motion carried unanimously. The meeting was adjourned at 8:30pm.

Respectfully submitted,

**Abby York
Inland Wetlands Associate**