

**TOWN OF BARKHAMSTED - INLAND WETLANDS COMMISSION  
REGULAR MEETING – MINUTES  
TUESDAY, FEBRUARY 4, 2014 – 7:00PM  
BARKHAMSTED TOWN HALL**

**APPROVED:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PRESENT:** Chairman John Greaser, Martha Sullivan, Carmine Perri, Linda Ganem and Chris Tooker.  
Inland/Wetlands Enforcement Officer Debra Brydon;  
**ABSENT:** Jesse Edmonds, Christopher Labbe

Chairman John Greaser called the meeting to order at 7:00PM. All regular members present were seated for the meeting. The entire proceedings were recorded digitally and are available at the Town Hall.

**1. NEW APPLICATIONS: None**

**2. PUBLIC HEARINGS:**

**A. Geer, Michael and Carol, 29 Hillcrest Drive. Application for construction of residence and horse barn**

The public hearing was opened at 7:03pm. Todd Parsons from Lenard Engineering explained the maps and site plan for the location of the driveway, house and horse barn. The property is 133 acres. There will be 13,400 square feet of impact in the regulated area. The total disturbance of the site is less than 1% (One acre and a quarter). Applicants have approval from FVHD for the well and septic. The half of the driveway is already existing. The applicant will most likely be using the filter fabric socks for the Sedimentation and Erosion control over the standard silt fence and hay bale approach.

Chairman Greaser asked Mr. Lenard to discuss the feasible and prudent alternatives. Due to the fact that the site had been used for Earth Materials excavation, the location of the septic was the most feasible as the soils tested well in the approved location.

Peter Brink from 19 Hillcrest Road questioned how many horses the applicants would have. Mr. Geer stated 2 at the present time and no more than a total of 4. Joe Langer from Cherry Brook Road questioned if the applicants would be further developing the property. Mr. Geer stated no further development was planned. Rose Cosentino from Lavander Road questioned whether the driveway was staying gravel or asphalt. The driveway will remain gravel and a pervious surface.

Mr. Perri made a motion to close the Public Hearing at 7:15 pm, seconded by Ms. Sullivan and unanimously approved.

**3. PENDING APPLICATIONS:**

**A. Geer, Michael and Carol, 29 Hillcrest Drive. Application for construction of residence and horse barn, with timber harvest for purpose of collecting wood for construction of home**

The commission stated for the record that John Greaser and Linda Ganem had both made site visits and walked the property. Chairman Greaser had one concern and asked that one of the conditions be additional Sedimentation and Erosion control at the end of the completed driveway before you turn right to go uphill. This particular area was sensitive due to the drop off towards the watercourse. After discussing feasible and prudent alternatives, Mr. Tooker made a motion to approve the regulated, significant activities for the construction of a residence and horse barn, with the following conditions:

1. Permanent markers shall be placed at 100 foot to 200 foot intervals along the surveyed wetlands boundaries.
2. Activity should follow 2002 Sedimentation and Erosion Guidelines, and be noted on the plan. An additional silt fence is requested at the end of the completed driveway before it turns to the right and heads up hill. See Inland/Wetlands enforcement officer to get copy of map for exact location.
3. Inland/Wetlands Enforcement Officer to be notified one week prior to construction in writing;
4. Any excess materials be removed from the site; (i.e. no stockpiling)
5. Permit conditions shall be placed on the site plan and filed MYLAR site plan.
6. If individual site plans differ in any way from the approved plan, then the individual site plan must be resubmitted to the Wetlands Commission.
7. All vehicles working on site should be equipped with spill kits.

The motion was seconded by Mr. Perri and unanimously approved.

**4. SHOW CAUSE HEARING – CEASE AND DESIST:**

**A. Robert Larose, 65 Gavitt Road – Show Cause, Cease and Desist.** Nothing to report at this time

**5. INLAND/WETLANDS ENFORCEMENT OFFICER’S REPORT:**

**Scott Stevens, 124 New Hartford Road. Notice of Violation**

Debra Brydon reported that she had visited this site and the silt fence was still in poor condition, due to the cold temperatures and weather.

**6. ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING;** None

**7. APPROVAL OF MINUTES:**

**A. January 7, 2014, regular meeting.**

**MOTION** Ms. Sullivan second Mr. Tooker to approve the minutes of the January 7, 2014, regular meeting, the motion was unanimously approved.

**8. CORRESPONDENCE:**

Connecticut Federation of Lakes sent a new brochure. Staff will contact them and request more brochures for educational references.

**MOTION** by Ms. Sullivan, second Mr. Tooker to adjourn the meeting at 7:45PM; unanimously approved.

**Respectfully submitted,**

**Debra P. Brydon  
Inland/Wetlands Enforcement Officer**