

Mr. Sierpinski explained that the road had been redone about 5 years before. He is proposing to install two 18-inch pipes downstream across the road. He believed that no drainage equipment was needed upstream. The pond had been built in 1965 and had been riprapped to meet the original wetland area shown on the plan. That drainage method had worked for all of this time. When Brookline Subdivision went into the area, the road construction caused a 2-foot pipe to be aimed directly at the Sierpinski property. The flow from this action caused water to fill up the riprap and spread out to drain. Mr. Sierpinski said that he had flagged the wetlands since that time. At this time of year no water runs through that area.

Mr. Sierpinski explained that the driveway will "meander through", with small trees and brush cut as needed and stumps removed. The driveway will consist of blasted stone 12-18 inches deep to the clearing. Mr. Sierpinski explained to the Commission why he feels that two 18-inch pipes will be more than adequate in this location. He told the Commissioners that he would not need to excavate any material to install the pipes. He will remove existing stones and place ¾- to 1 ½-inch trap rock 24 inches deep on the bottom of the 4-foot wide area in order to install the pipes. He did not feel that more than 6 inches of a center hump would need to be moved. Chairman Stephens suggested making it a condition of approval that Mr. Sierpinski only perform this activity in dry weather to avoid sediment washing down to the road.

Mr. Sierpinski mentioned that he is having a time problem in order to avoid having an increase in loan rates. The Commissioners explained that this was no an issue they could consider.

Chairman Stephens noted that he does not feel that there is quite enough engineering in the plan, but that it is a single driveway that is basically "all set up". He also asked for a condition that monuments be installed. He said that he had written down the numbers while at the site walk. He also wanted a condition that there be no further clearing done. And that the driveway should be made of crushed stone. Mr. Colegrove noted that the application calls for 18-inch reinforced concrete pipes, which Mr. Sierpinski agreed to use, although he had originally been considering corrugated pipe.

Mr. Sierpinski told the Commission that this parcel was originally a 16.5-acre lot. He is giving a portion of the acreage to his son for him to build his house on. He said that he has no intention of further subdividing or developing the property since the only access is this area of the application and there is a pond in the way of further access.

Commissioner Best made the Motion that was seconded by Commissioner Weglarz for "Applicant: David G. Sierpinski/Owner: David G. and Arlene Z. Sierpinski, 74 Brainard Hill Road, Higganum, CT, Map 37 Lot 82 to approve the construction of a driveway, installation of two 18-inch RC pipes in inland wetland and in the upland review areas. Map References: 'Site Development Plan Showing Property of Arlene and David Sierpinski, Little City Road, Haddam, CT.' Scale: 1"=60'. Date: 7-11-03. Prepared by: John L. Thomson, L.S.. Conditions: 1) Standard Permit Conditions, 2) This approval does not become effective until 15 days after the date of receipt/approval provided no petition for a public hearing has been submitted within 14 days after the date of receipt/approval – No; 3) Special Conditions: A. Pipes to be installed during dry period with approval of the WEO, B. 4 [four]"monuments to be installed at direction of WEO delineating wetland area, C. Driveway of crushed stone".

Commissioners Stephens, Weglarz, Best, Hammerson, and Boyington approved the application. There were no negative votes and no abstentions.

~~_____~~ Timber Harvest, Walkley Heights Dev., Map 24 Lot 42-1,44,43 Map 14 Lot 92, Route 81, Higganum

Ned Bartlett of JNB, LLC was present. He told the Commission he proposes to do a selective harvest taking out mostly mature oaks. This property consists of 80+ acres on Route 81. The selective cut would be 16-inch and larger diameter oak, maple and birch. Mr. Bartlett showed the Commission the proposed landing and the old skid trails and woods roads to the right of the brook on the plan. He said that he had walked the property with Mr. Johanson. There is a spring that flows to a pond on the site. He would be logging 30-35 acres of the total 80+. He might be back to apply for additional cutting at a later time. The crossing would be above the pond, pulling from the field down the old roads. His access would be from Route 81.

Mr. Johanson stated that the landing gives the applicant plenty of room. The problem is the crossing combined with the steep slopes. Mr. Bartlett said that he planned to use a temporary bridge with two 20-foot spans. He would also use a forwarder that picks up the trees rather than a skidder that drags the wood. He would be cutting about 8 trees along the stream area. Mr. Bartlett informed the Commission of the costs he would incur with this project including the payment for liability insurance, owner/contractor insurance and bonding.

Mr. Colegrove said that the property had been approved for a 16-unit elderly housing complex some time ago. There was the potential for another 4-5 lots beyond that. Chairman Stephens said that the wetland permit for that development had expired and it was probable that the subdivision permit had also expired.

Mr. O'Grady of 106 High Street asked why there was now going to be access to the site from Route 81 as well as High Street. Chairman Stephens replied that the access they are considering would be for logging only, not development. There would be no permanent structures installed, no culvert, etc. Chairman Stephens said that if the application is approved, any mess made by the applicant would be cleaned up and the area would be "buttoned up" per a plan. The WEO would be aware of activities on the site and deal with any irregularities. The roads should not need to be improved to do the logging since a forwarder would be used. Chairman Stephens said that all owners within 500 feet of the area to be disturbed would have to be notified. The proof of this notification via green postal certified mail cards submitted to the land Use Office would be required of the applicant. Mr. O'Grady noted that the trees on the site are marked in several different colors of ink now, making it confusing as to which trees are to be cut. Mr. Bartlett said that he would go through the site and mark the trees with blue ink and get a tally of the number to be cut.

Commissioner Best said that he would like to see this location. **The Commission scheduled a site walk for Saturday, July 10th at 8:45 PM.**

11. William Berloni, Little City Road, Map 54 Lot 12, Four-Lot Subdivision

James Staunton of Conklin & Soroka of Cheshire represented the applicant.

Chairman Stephens said that he and Vice Chairman Chernauskas had done a site walk of this property on June 26th. He noted that the area is flagged. Chairman Stephens said that the wetlands were somewhat discernible, but questionable enough that he would ask for three monuments to be placed near the AT&T line.

Mr. Staunton told the Commission that this is a 94-acre site and the applicant is proposing a 3-lot subdivision. Lot #1 would be 2.28 acres with no wetlands and no activity within 50 feet of any wetlands. Lot #2 is 2.73 acres with .7 acres of wetlands and no activity within 50 feet of a wetland. Lot #3 is the remaining acreage including .11 acres of wetlands. The sites would be served by wells and septic systems. The soil testing is all completed and the lots have been approved for septic systems. The E&S controls are installed in the form of silt fencing. The roads have all been graded and the tree clearing limits have been defined.

Chairman Stephens noted that his concern is that the clearing line should be delineated. The plans do not show the house at a set location. He is concerned that the clearing might go beyond where it should. Mr. Colegrove suggested that the Commission require the applicant to come back to it once the site plan is completed. He noted that the Commission makes a referral to the Planning & Zoning Commission (P&Z) that no activity is to take place within the 50-foot upland review area. The applicant would have to come back to this Commission if this changes.

Mr. Johanson said that he would like for more monuments to be installed because of the nature of the field. The wetlands as they relate to the lot would be difficult to locate without the monuments, he said. This issue was discussed briefly since, Chairman Stephens noted, monumenting would be difficult in an area used as a hayfield for generations. Mr. Colegrove suggested that the application should revise the record subdivision map and have Mr. Johanson review it before he submits a subdivision application. The locations could all be placed on the map and Mr. Johanson could check it before the application goes before P&Z. If this is done, this Commission could vote on the application and it would not have to deal with it again unless any other changes are made in the future. Mr. Johanson agreed to this plan. It was agreed that the monuments an iron pins could be installed just prior to the application for a zoning permit and the beginning of construction to avoid holding up the application.

Commissioner Weglarz made the Motion that was seconded by Commissioner Best for "Applicant/Owner: William and Dorothy Berloni, Little City Road, Higganum, CT, Map 54 Lot 12 to notify the Haddam Planning & Zoning Commission that there are no regulated activities proposed in the 50-foot upland review area and, therefore, no permit is required. Map References: 'Development Plan of Arfin Acres, Little City Road, Town of Haddam, State of CT'. Sheets 6 & 7 of 8. Scale: 1"=20'. Date: 06-03-04. Revised to: 06-10-04. Prepared by Conklin & Soroka, Inc. Conditions: 1) Standard Permit Conditions, 2) This approval does not become effective until 15 days after the date of receipt/approval provided no petition for a public hearing has been submitted within 14 days after the date of receipt/approval – No; 3) Special Conditions: A. Wetlands on Lot #2 to be pinned (2) and 3 monuments installed prior to zoning permit".

It was noted that the "no permit required" refers to this specific activity. Mr. Colegrove stated that the applicant is aware of the requirement within the Standard Permit Conditions that he must have a pre-construction meeting with Mr. Johanson. Mr. Staunton agreed to this requirement. There was no further discussion.

Commissioners Stephens, Weglarz, Best, and Hammerson approved the Motion. There were no negative votes and no abstentions.

12. Arrigoni Enterprises, Map 51 Lot 30, single Family residential lot with driveway culvert stream crossing

**TOWN OF HADDAM
WETLANDS COMMISSION**

30 Field Park Drive
Haddam, Connecticut 06438

MOTION SHEET

MOTION DATE: 07/12/04
OWNER: John Cornaroli
Map# 24&14

APPLICANT: J.N.B. LLC
ADDRESS: Route 81 Higganum, Conn.
Lot# 42-1,44,43 & 92

MOTION: To approve a selective timber harvest on approximately 30 acres of the 88 acres owned by John Cornaroli of land and the removal of approximately 150 thousand board feet of saw timber. The activity shall be conducted in accordance with the two page narrative and related maps included in the application.

MADE BY: Tom SECONDED BY: FILIP

CONDITIONS:

1. Standard Permit Conditions.
2. This approval does not become effective until 15 days after the date of receipt/approval provided no petition for a public hearing has been submitted within 14 days after the date of receipt/approval. Yes () No (X)
3. Special Conditions/Modifications. Yes () No ()

A. _____

B. _____

FOR:

Mark Sporkins
Shawn
Williamson
Dwight Hughes
Paul Peters
Eileen D. Amico

AGAINST:

ABSTAIN:

Cornaroli Timber Harvest

Descriptive Narration of Timber Harvest and Sedimentation and Erosion Control

J.N.B. LLC of 230 Grant Hill Rd., Tolland, Ct. 06084, wishes to do a selective timber harvest on approximately 30 of the 88 acres owned by John Cornaroli of 181 Walkley Hill Rd., Haddam, Ct. The property known as Walkley Heights Development is located off Rt. #81, Haddam, Ct.

The harvest is a selective removal of predominately mature and over mature oaks, along with some birch and hard maple, of a diameter limit no less than 16". The purpose of the harvest is to remove the older more valuable trees, open the canopy allowing light and nutrients for new growth – while releasing the strong younger stock. Besides the under 16" growing stock, a significant number of larger trees, tulip, white oaks, hickory's, maples, and birches are also being left. That, combined with the removal of the tops down to a 4" diameter and the subsequent lopping of the slash to a height of 2' or less is intended to leave a visual image of a full healthy forest that has barely been disturbed.

Approximately 150,000 board feet of saw timber is expected to be harvested, and the entire operation is expected to take 8 to 12 weeks with the completion by November 1, 2004.

A one to two man crew using a forwarder will cut and yard the logs and wood to the landing. One to two trucks a day will remove logs and wood from landing exiting onto Rt. #81 west for a North Guilford Saw Mill and Rt. #9 North for other mills. Hours of operation will be from 7 A.M. to 5 P.M. Monday through Saturday.

J.N.B. LLC wishes to upgrade or grade the old road from the log landing to Rt. # 81 a distance of perhaps 50' in length. This, however falls within the 50' buffer or upland review of a stream course. A silt fence and all due care will be taken so as not to disturb the stream.

J.N.B. LLC also wishes to have a stream crossing. This would be at a well-defined spot above the little pond. Two sets of 20' wooden bridges would make a more than adequate crossing.

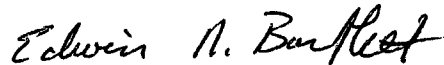
There are about 8 trees altogether; one on the landing, 2 trees at the stream crossing and 5 large trees within the 50' buffer along the stream that J.N.B. LLC would like to harvest. All can be felled away from the stream and will have no impact on the watercourse.

Page (2)

J.N.B. will leave all roads and skid trails level and free of debris; the log landing clean and seeded, and will install water bars where necessary to prevent erosion. J.N.B. LLC always operates using the best logging practices and adheres to the recommendations of "Timber Harvesting and Water Quality in Connecticut."

Note – although not part of the timber sale, J.N.B. plans to fall and process certain dead and dying hemlocks for reasons of safety, fire hazard and visual improvement.

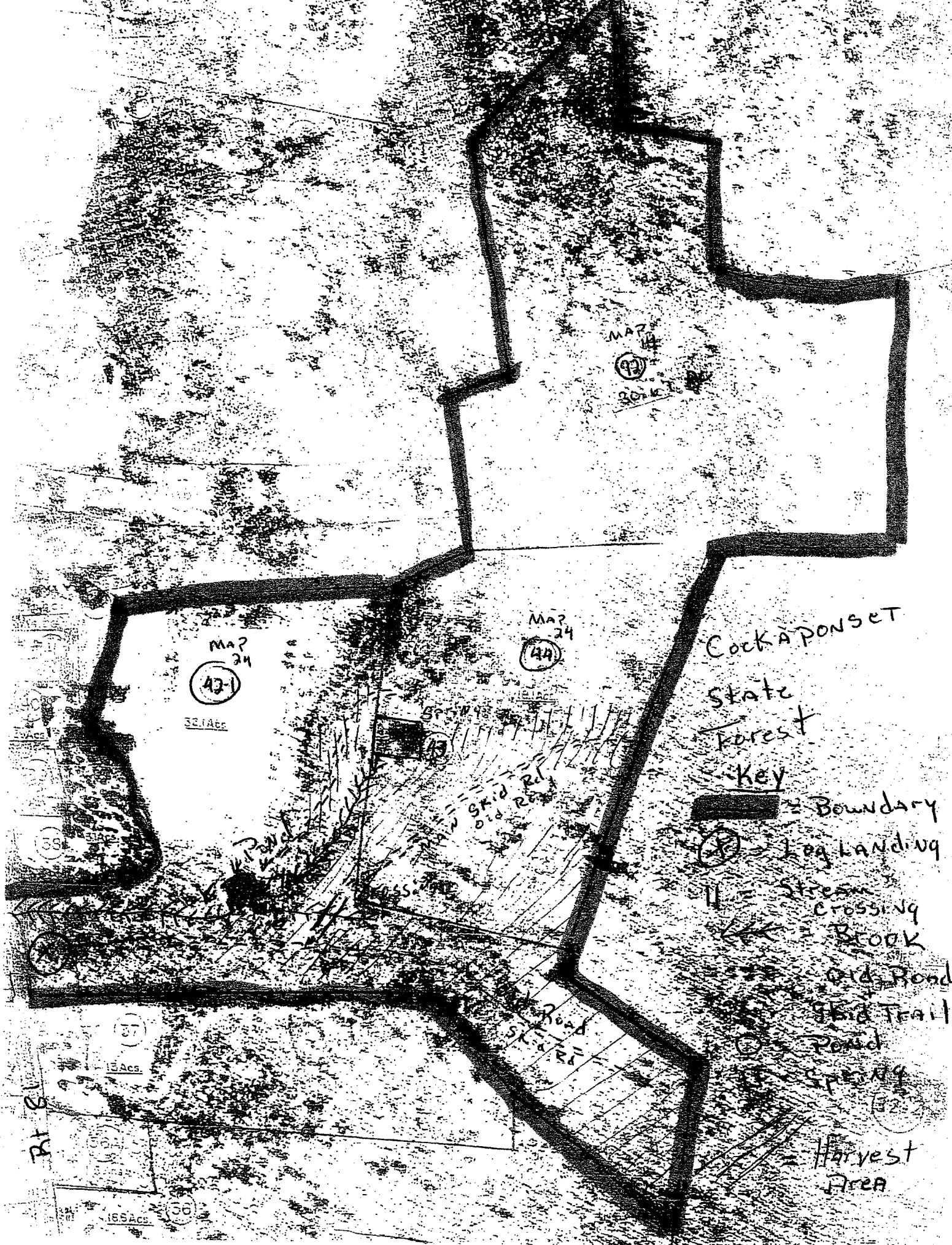
Sincerely,

A handwritten signature in cursive script that reads "Edwin N. Bartlett".

Edwin N. Bartlett
J.N.B. LLC

Scale: 1" = 0.124 MI 200M 655 Ft, 1 MI = 8.063', 1 cm = 79M





Cockaponset

State
Forest

Key

- Boundary
- Log Landing
- Stream Crossing
- Brook
- Old Pond
- Old Trail
- Road
- Spring
- Harvest Area