

MINUTES  
CONSERVATION COMMISSION  
REGULAR MEETING  
LISBON TOWN HALL  
TUESDAY, OCTOBER 19, 2021  
7:00 P.M.

a. Call to Order

The Regular Meeting of the Conservation Commission was called to order by Richard Hamel, Chairman, at 7:00 pm.

MEMBERS PRESENT: Richard Hamel, Joseph Lewerk, Leonora Szruba, William McIntosh, Sr.,

MEMBERS ABSENT: Mark Robinson, Mark Sullivan (ALT)

OTHERS PRESENT: Joseph Theroux, Conservation Officer

b. Reading of minutes of previous meeting(s) and action thereon:

Motion made by L. Szruba second by W. McIntosh, Sr. to approve previous Regular Meeting minutes of 9/21/2021 and the Public Hearing Minutes of 9/21/2021 as presented and to approve the Site Walk minutes of 9/28/2021 with two corrections that Richard Hamel was not present, and Joseph Lewerk was present.

VOTE: UNANIMOUS, MOTION CARRIED

Motion by L. Szruba second by J. Lewerk to digress from the normal order of business and take up agenda "item g1. Application #21-007 – Today's Realty, LLC, 240 Paper Mill Road" and then "item d1. Mark Maynard, 166 Ross Hill Road".

VOTE: UNANIMOUS, MOTION CARRIED

c. Pending Applications – NONE

d. New Applications

1. Mark Maynard, 166 Ross Hill Road – It was noted for the record that Mark Maynard was present.

Motion by J. Lewerk second by W. McIntosh, Sr. to have Joseph Theroux, Conservation Officer examine the property as agent approval.

VOTE: UNANIMOUS, MOTION CARRIED

e. Communications and bills –

1. Copy, Letter from State of Connecticut, Department of Public Health, dated October 14, 2021 re: Statutory Requirement to provide Electronic Notification to the Connecticut Department of Public Health (DPH) for project applications within Drinking Water Watersheds or Aquifer Protection Areas
2. Copy, Lisbon Quarterly Newsletter Submissions for Winter 2021/2022 Issue due by November 19, 2021
3. Copy, ECCD Outlook Summer 2021 Edition
4. Copy, Connecticut Wildlife September/October 2021 Edition
5. Budget Report – September 2021 – LI#52030, Enforcement Officer = \$6,835.00 / LI#52050, Supplies & Expenses = \$1,145.35
6. The Bulletin, \$187.57, inv. #00283098, dated 10/1/2021 re: Notice of Decision of Application #21-004 and Application #21-006. Motion by J. Lewerk second by W. McIntosh, Sr. to pay The Bulletin, \$187.57, inv. #00283098, dated 10/1/2021 re: Notice of Decision of Application #21-004 and Application #21-006.

VOTE: UNANIMOUS, MOTION CARRIED

- f. Reports of officers, Committees and staff – Joseph Theroux reported a complaint regarding 114 Kinsman Hill Road from neighbor of crushed stone 50 ft. away from wetlands. Mr. Theroux spoke to owner. There is no issue. Mr. Theroux reported no activity on 4 River Road regarding the catch basin. Mr. Theroux also reported that work done by Brenmor Properties, LLC, on Ames Road is completed.

**APPLICATION FOR PERMIT FOR USE OF  
INLAND WETLANDS AND WATERCOURSES OR UPLAND REVIEW/BUFFER AREAS**  
Lisbon, Connecticut

NAME OF APPLICANT:

Today's Realty, LLC

(Keith Mackin - Owner)

To be completed by Commission:

Application No.: 21-002

Date of Receipt: \_\_\_\_\_

Application Fee: \_\_\_\_\_

ADDRESS OF APPLICANT:

Home: \_\_\_\_\_

Business: 185 Old Canterbury Turnpike - Norwich, Connecticut 06360

NAME OF PROPERTY OWNER: Today's Realty, LLC

ADDRESS: 240 Paper Mill Road - Lisbon, Connecticut 06351

TELEPHONE: Applicant (860) 334-2898 Owner \_\_\_\_\_

\*\*Written consent must be attached if Applicant is not the property owner.

\*\*Written description of functions of Wetlands and Watercourses must be attached as per Section of 7.4.4.

PURPOSE AND DESCRIPTION OF PROPOSED ACTIVITY, INCLUDING ANTICIPATED COMPLETION DATE: (Use additional sheet if needed)

Today's Realty, LLC proposes to build a 9,400± SF metal frame contractor maintenance and office facility, including a paved parking are, associated utilities, external bulk storage and processing areas, and a cut/fill balance of the southerly third of the property for material processing. Additional project items include planting street trees along Paper Mill Road and the construction of a concrete block retaining wall with chain link fencing to facilitate material processing.

Construction is expected to be completed in Spring 2022.

GEOGRAPHICAL LOCATION OF PROPERTY TO BE AFFECTED BY PROPOSED ACTIVITY, INCLUDING, BUT NOT LIMITED TO, A DESCRIPTION OF THE LAND IN SUFFICIENT DETAIL TO ALLOW IDENTIFICATION OF THE INLAND WETLANDS AND WATERCOURSES AND UPLAND REVIEW/BUFFER AREA: (Use additional sheet if needed)

The proposed commercial building, parking lot and associated activities shall be located on the Northern portion of 240 Paper Mill Road, while the majority of the gravel surface material processing and storage areas shall be located on the Southern portion. Portions of the Processing & Storage Areas fall within the Upland Review Area. Inland wetland delineation was completed on-site as performed by Ian T. Cole, R.S.S. during the month of June 2021.

I hereby certify that I am familiar with all the information provided in this application, and I am aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.

Signed: \_\_\_\_\_

(Applicant)

Date: 9/10/21

LIST ALTERNATIVES TO APPLICATION PROPOSAL WHICH WERE CONSIDERED AND WHY THE APPLICATION PROPOSAL WAS CHOSEN: (Use additional sheet if needed)

No alternatives to the application proposal were considered.

ACREAGE OF WETLANDS AND WATERCOURSES ALTERED:

A. Soil type(s) (if available) ..... [ 0.0 ACRES]

ACREAGE OF WETLANDS OR WATERCOURSES CREATED:.. [ 0.0 ACRES]

LINEAL FEET OF STREAM ALTERATION. .... [ 0.0 FEET]

TOTAL AREA OF WETLANDS ON PROJECT SITE. .... [ 1.600± ACRES]

TOTAL AREA OF UPLAND REVIEW/BUFFER ON SITE. .... [ 1.805± ACRES]

TOTAL LAND AREA OF PROPERTY ..... [ 6.857± ACRES]

ATTACH SITE PLAN AS PRESCRIBED IN SECTION 7

I, the property owner, hereby grant permission to the Inland Wetlands Commission and its designated agents to access the property involved in this application during its consideration and during the implementation of any resulting permit.

Signed: \_\_\_\_\_ Date: 9/10/21  
(Property Owner)

\*\*\*\*\*

(To be completed by the Commission)

Application Approved: Date: 10-19-2021

Conditions of Approval, if any: \_\_\_\_\_

Expiration Date: 10-19-2026

Extension Date: \_\_\_\_\_

Date of Review of Completed Work: \_\_\_\_\_

Application Denied: Date: \_\_\_\_\_

Reasons for Denial: \_\_\_\_\_

*Richard Hamel* (RMW)

Signature of Chairman or Secretary of Commission  
Richard Hamel, Chairman





## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

### PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: 2021 month: OCTOBER

2. ACTION TAKEN (see instructions, only use one code): A

3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☒

4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:

(print name) JOSEPH R. THERON (signature) [Signature]

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): Lisbon

does this project cross municipal boundaries (check one)? yes ☐ no ☐

if yes, list the other town(s) in which the action is occurring (print name(s)): \_\_\_\_\_

6. LOCATION (see instructions for information): USGS quad name: Norwich or number: 72

subregional drainage basin number: 3805

7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Today's Realty, LLC

8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 240 Paper Mill Road - Lisbon, Connecticut 06351

briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: \_\_\_\_\_

Construction of 9,400 SF office & maintenance facility with associated parking, utilities and external storage areas

9. ACTIVITY PURPOSE CODE (see instructions, only use one code): D

10. ACTIVITY TYPE CODE(S) (see instructions for codes): 12, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):

wetlands: 0.0 acres open water body: 0.0 acres stream: 0.0 linear feet

12. UPLAND AREA ALTERED (must provide acres): 0.450± acres

13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.0 acres

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

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g. Unfinished Business

1. Application #21-007 – Today's Realty, LLC, 240 Paper Mill Road– It was noted for the record that the Applicant, Keith Mackin was present. Motion made by J. Lewerk second by W. McIntosh, Sr. to approve Application #21-007, 240 Paper Mill Road.

VOTE: UNANIMOUS, MOTION CARRIED


h. Previously Approved Applications – Review back to October, 2012

i. New Business - NONE

j. Any other business which may properly come before the Commission – NONE

k. Adjournment – Motion by J. Lewerk second by W. McIntosh, Sr. to adjourn at 7:19 p.m.

VOTE: UNANIMOUS, MOTION CARRIED



Renee Williams, clerk

APPROVED: \_\_\_\_\_

Richard Hamel, Chairman

RECEIVED FOR RECORD AT LISBON

CT ON 10/25/2021 AT 2:00pm

ATTEST. LAURIE TIROCCHI, TOWN CLERK





CONSERVATION COMMISSION  
TOWN OF LISBON  
1 Newent Road  
Lisbon, Connecticut 06351

NOTICE OF DECISION

TOWN OF LISBON  
CONSERVATION COMMISSION

At the Regular Meeting of the Town of Lisbon Conservation Commission held at Lisbon Town Hall, 1 Newent Road, Lisbon, Connecticut on Tuesday, October 19, 2021, the following action was taken:

1. Application #21-007 – Today's Realty, LLC, 240 Paper Mill Road, to construct 9,400 SF office & maintenance facility with associated parking, utilities and external storage areas. APPROVED

Dated at Lisbon, Connecticut this 25<sup>th</sup> day of October, 2021.

Richard Hamel, Chairman  
Lisbon Conservation Commission

RECEIVED FOR RECORD AT LISBON  
CT ON 10/25/2021 AT 2:00pm  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  
*Mayone Wakely. Asst*