

MINUTES
CONSERVATION COMMISSION
REGULAR MEETING
LISBON TOWN HALL
TUESDAY, APRIL 18 2023
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, William McIntosh, Sr., James Arpin (ALT)

MEMBERS ABSENT: Mark Robinson

OTHERS PRESENT: Wayne Berardi, Conservation Officer
Robert Ulrich, LCS Student Ambassador

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

A motion was made by J. Lewerk second by W. McIntosh to accept the previous Regular Meeting minutes of 3/21/2023 and Field Walk minutes of 3/28/2023 as presented.

VOTE: UNANIMOUS, MOTION CARRIED

Motion by J. Lewerk second by W. McIntosh to go into Executive Session with Attorney Joseph Szerejko, Town Attorney, present by remote means, to discuss 118 Strawberry Street litigation (agenda item g.1.i.), at 7:01 p.m.

VOTE: UNANIMOUS, MOTION CARRIED

Out of Executive Session at 7:19 p.m.

c. Pending Applications - NONE

d. New Applications - NONE

e. Communications and bills –

1. Aquarian Water Company, request for Steward Recognition recommendations, due May 5, 2023
2. Copy, Letter, from Board of Selectmen to James Arpin dated 3/28/2023 re: appointment as alternate member for term 3/28/2023 – 3/27/2025
3. Profit and Loss July 2022 – March, 2023 – LI#52030 – Enforcement Officer - \$6088.00;
LI#52050 – Supplies & Expenses - \$1641.36

f. Reports of officers, Committees and staff – Mr. Berardi reported on complaints made regarding 140 and 118 Kinsman Hill Road. Further research found previous approvals (140 Kinsman Hill Road #18-02AA, 3/20/2018 and 118 Kinsman Hill Road #06-03, 2/21/2006). Mr. Berardi will report back as to whether or not he finds activity beyond the scope of those permits.

g. Unfinished Business

1. Pending Litigation

- i. Joseph DiRoma, 118 Strawberry Street – Executive Session as Needed – It is noted for the record that Joseph and Sandy DiRoma were present. Mr. DiRoma submitted for the record photos of recent E&S Control measures completed at the site, copies of which are in the file. It was also noted that their April 14th court hearing was postponed and is being rescheduled.

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

NAME OF APPLICANT:

Peter Kujawa - PCNC, LLC

To be completed by Commission:

Application No.: 23-01
Date of Receipt: 2/21/2023
Application Fee: 310.00 + 100.00
TOTAL = \$410.00

ADDRESS OF APPLICANT:

Home: 227 BROCKETT ST, NEWINGTON CT 06111

Business: -

NAME OF PROPERTY OWNER:

Peter Kujawa

ADDRESS:

236 PRESTON AVE, LISBON CT

TELEPHONE: Applicant

860-794-9418 Owner 860-997-8770

**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)

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING ON 6.95 ACRE VACANT PARCEL. SMALL AREA OF WETLANDS FILLING (50 SF) AT DRIVEWAY ENTRANCE. UPLAND REVIEW AREA ACTIVITY INCLUDES DRIVEWAY, WELL, HOUSE, GRADING & YARD AREA. TOTAL PROPOSED UPLANDS REVIEW DISTURBANCE = 2400 SF / 0.55 AC.

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)

SEE ENCLOSED SITE PLANS.

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: [Signature]

(Applicant)

Date: 1/9/23

764

FORM IWWC07-02 (Page 2)

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

THIS PROPOSAL AVOIDS CROSSING ENTIRE WETLAND & WATERCOURSE. CURRENT PLANS INVOLVE ONLY 50 SF WETLAND DISTURBANCE AND AVOIDS CROSSING WATERCOURSE. PLANS DESIGNED TO MINIMIZE LONG & SHORT TERM IMPACTS TO WETLANDS. SITE SPECIFIC EIS CONTROL PLAN INCLUDED.

ACREAGE OF WETLANDS AND WATERCOURSES ALTERED:

A. Soil type(s) (if available) [0.001] ACRES

ACREAGE OF WETLANDS OR WATERCOURSES CREATED: ... [0] ACRES

LINEAL FEET OF STREAM ALTERATION. [0] FEET

TOTAL AREA OF WETLANDS ON PROJECT SITE. [0.35] ACRES

TOTAL AREA OF UPLAND REVIEW/BUFFER ON SITE. [1.18] ACRES

TOTAL LAND AREA OF PROPERTY [6.85] 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: [Signature]
(Property Owner)

Date: 1/9/23

(To be completed by the Commission)

Application Approved: Date: 4/18/2023

Conditions of Approval, if any: CONSERVATION OFFICER MUST BE NOTIFIED

BEFORE STARTING WORK; APPLICANT MUST PROVIDE COMMISSION WITH A SET OF PLANS WITH A "LIVE" SIGNATURE, SIGNED BY A SOIL SCIENTIST.

Expiration Date: 4/18/2032

Extension Date: _____

Date of Review of Completed Work: _____

Application Denied: Date: _____

Reasons for Denial: _____

[Signature]

Signature of Chairman or Secretary of Commission
RICHARD HAMEL, CHAIRMAN



CONNECTICUT DEPARTMENT OF
ENVIRONMENTAL PROTECTION
79 Elm Street
Hartford, CT 06106-5127

Gina McCarthy, Commissioner

GIS CODE #: _____
For DEP Use Only

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions. Please print or type.

PART I: To Be Completed By The Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN: Year 2023 Month April
2. ACTION TAKEN (circle one): A ☐ B ☒ C ☐ D ☐ E ☐ F ☐ G ☐ H ☐
3. WAS A PUBLIC HEARING HELD? Yes ☐ No ☒
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print) Wayne Berardi (signature) [Signature]

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

5. TOWN IN WHICH THE ACTION IS OCCURRING: LISBON
Does this project cross municipal boundaries? Yes ☐ No ☒
If Yes, list the other town(s) in which the action is occurring: _____
6. LOCATION: USGS Quad Map Name: NORWICH QUAD AND Quad Number: 72
Subregional Drainage Basin Number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER: PETER KUJAWA
8. NAME & ADDRESS/LOCATION OF PROJECT SITE: 236 PRESTON ALLEN RD LISBON CT
Briefly describe the action/project/activity: NEW CONSTRUCTION SINGLE FAMILY DWELLING
9. ACTIVITY PURPOSE CODE: B
10. ACTIVITY TYPE CODE(S): 1 12 _____
11. WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:
Wetlands: 0.001 acres Open Water Body: 0 acres Stream: 0 linear feet
12. UPLAND AREA ALTERED [must be provided in acres as indicated]: 0.55 acres
13. AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED: 0 acres
[must be provided in acres as indicated]

DATE RECEIVED:

PART III: To Be Completed By The DEP

DATE RETURNED TO DEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

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

NAME OF APPLICANT:

Matthew W. Warzecha

Carley A. Warzecha

To be completed by Commission:

Application No.: 23-02
Date of Receipt: 3/21/2023
Application Fee: 4120.00

ADDRESS OF APPLICANT:

Home: 34 Church Street Versailles, CT 06383

Business: —

NAME OF PROPERTY OWNER: Matthew W. Warzecha & Carley A. Warzecha

ADDRESS: 178 Preston Allen Road Lisbon, CT 06351

TELEPHONE: Applicant (860) 367-5029 Owner (860) 367-5029

**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)

The purpose of entering the wetlands buffer zone on our property is to install a driveway for our new construction household. Driveway installation and light grading will occur at exhibit (A) (attached: Page 1) and just light grading will occur at exhibits (B) and (C) (attached: Page 1) Anticipated Completion Date: 6/30/23

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 wetlands buffer zones that will be affected can be seen on the site map towards the southern part of the property. The areas are colorized on an attached map. (attached: Page 2)

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:

Matthew Warzecha
(Applicant)

Date: 3/15/2023

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

Due to the wetlands areas located to the north and south of the development area we have located the house in the best possible location with only minor grading and a small portion of the driveway
ACREAGE OF WETLANDS AND WATERCOURSES ALTERED: being within the regulated area.

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

ACREAGE OF WETLANDS OR WATERCOURSES CREATED:.. [0] ACRES

LINEAL FEET OF STREAM ALTERATION..... [0] FEET

TOTAL AREA OF WETLANDS ON PROJECT SITE..... [6.5] ACRES

TOTAL AREA OF UPLAND REVIEW/BUFFER ON SITE..... [1.5] ACRES

TOTAL LAND AREA OF PROPERTY [12.6] 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: Matthew Wargacha Date: 3/15/2023
(Property Owner)

(To be completed by the Commission)

Application Approved: Date: 4/18/2023

Conditions of Approval, if any: APPLICANT TO CONTACT CONSERVATION OFFICER
BEFORE START OF WORK

Expiration Date: 4/18/2032

Extension Date: _____

Date of Review of Completed Work: _____

Application Denied: Date: _____

Reasons for Denial: _____

Rick Hamel
Signature of Chairman or Secretary of Commission
RICHARD HAMEL, CHAIRMAN

MINUTES
CONSERVATION COMMISSION
REGULAR MEETING
TUESDAY, APRIL 18 2023
Page 2 (Old Business, cont)

2. Peter Kujawa, 236 Preston Allen Road – It is noted for the record that the applicant was present, noting that updated plans were submitted on April 12, 2023 and are in the file. Motion by J. Lewerk second by W. McIntosh to approve application #23-01 with the following conditions: Conservation Officer must be notified before beginning work; Applicant must provide the Commission with a set of plans with a “live” signature, signed by a soil scientist.

VOTE: UNANIMOUS, MOTION CARRIED

It is noted for the record that an additional \$100.00 Wetlands Disturbance Fee was collected from the applicant at the meeting.

3. Mathew Warzecha, 178 Preston Allen Road – It is noted for the record that the applicant was present. Mr. Lewerk reported on the 3/28/2023 Field Walk, noting that E&S measures are in place. Motion by W. McIntosh second by J. Lewerk to approve application #23-02 with the condition that the applicant contact the Conservation officer before beginning work.

VOTE: UNANIMOUS, MOTION CARRIED

- h. Previously Approved Applications – Reviewed back to April 2014
- i. New Business - NONE
- j. Any other business which may properly come before the Commission – 18 Newent Road – Property owner James Kowalyshyn was present to request guidance regarding an existing culvert on the property that is currently overgrown. Mr. Berardi suggested that a soil scientist would need to delineate the wetlands before the Commission could review it.
- k. Adjournment – Motion by J. Lewerk second by W. McIntosh to adjourn at 8:04 PM

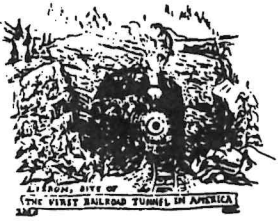
VOTE: UNANIMOUS, MOTION CARRIED



Elaine Joseph, Clerk

APPROVED: _____
Richard Hamel, Chairman

RECEIVED FOR RECORD AT LISBON, CT
ON 4/21/23 AT 10:49
ATTEST. MICHELLE GRANT, TOWN CLERK
Janet before Asst.



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, April 18, 2023, the following action was taken:

1. Application #23-01 – Peter Kujawa, 236 Preston Allen Road, for construction of single-family dwelling with proposed upland review area disturbance. APPROVED WITH CONDITIONS
2. Application #23-02 – Mathew Warzecha, 178 Preston Allen Road – To enter wetland buffer zones for driveway installation. APPROVED WITH CONDITION

Dated at Lisbon, Connecticut this 21st day of April, 2023.

Richard Hamel,
Chairman, Lisbon Conservation Commission

RECEIVED FOR RECORD AT LISBON, CT
ON 4/21/23 AT 9:31 AM
ATTEST. MICHELLE GRANT, TOWN CLERK
Janet Lefevre Asst.