

MINUTES  
REGULAR MEETING  
CONSERVATION COMMISSION  
LISBON TOWN HALL  
TUESDAY, SEPTEMBER 18, 2012  
7:00 P.M.

a. Call to order

The regular meeting of the Conservation Commission was called to order at 7:00 p.m. by Hans Kvist, Chairman.

MEMBERS PRESENT: Hans Kvist, Joseph Lewerk, Leonora Szruba  
Mark Sullivan; Erik Friendfelds, Alternate

MEMBERS ABSENT: Richard Hamel

STAFF PRESENT: Joseph Theroux, Conservation Enforcement Officer

Mr. Kvist noted that Erik Friendfelds would be sitting in for Richard Hamel.

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

A motion was made by J. Lewerk, seconded by E. Friendfelds, to waive reading the previous minutes and accept as presented.

VOTE: UNANIMOUS MOTION CARRIED

A motion was made by J. Lewerk, seconded by L. Szruba, to move number 2. before number 1.

VOTE: UNANIMOUS MOTION CARRIED

c. Pending applications

2. Appl. #12-05, R. Tessier - 29 N. Burnham Hwy.

The applicant's representative reviewed 1) Site Plan, S-1, 8/03/12, Rev. 9/18/12; 2) Basement and First Floor Plan, A-1, 8/03/12, Rev. 9/18/12 showing the construction of a one-story addition to the existing single family residence in the upland review area and the installation of an underground drain addition to an existing highway culvert to prevent flooding on their property at 29 North Burnham Highway.

A motion was made by J. Lewerk, seconded by M. Sullivan, to approve Application #12-05, R. Tessier.

VOTE: UNANIMOUS MOTION CARRIED

Mark Sullivan stepped down to represent his applicants for the following two applications.

It was noted that the Agenda notice stated an incorrect application number (#12-02) for Application 12-04, L. Reguin - 20 Jurewicz St.

1. Appl. #12-04, L. Reguin - 20 Jurewicz St.

Mark A. Sullivan, L.S., C.P.S.S., representing the applicant, reviewed a General

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

NAME OF APPLICANT:

LOUIS REGUIN

To be completed by Commission:

Application No.: 18-04Date of Receipt: 8-21-12Application Fee: 800.

ADDRESS OF APPLICANT:

Home: 20 JUREWICZ STREET, LISBON, CT 06351Business: sameNAME OF PROPERTY OWNER: sameADDRESS: sameTELEPHONE: Applicant 861-0999 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)

REPLACE EXISTING WETLAND CROSSING  
WITH NEW CROSSING.

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)

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: Louis Reguin Date: 8-21-12  
(Applicant)

# 12-04 1

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

ACREAGE OF WETLANDS AND WATERCOURSES ALTERED:

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

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

LINEAL FEET OF STREAM ALTERATION..... [ 30 ] FEET

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

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

TOTAL LAND AREA OF PROPERTY..... [ 7 ] 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: Louis Regus  
(Property Owner)

Date: 8-21-12

\*\*\*\*\*

(To be completed by the Commission)

Application Approved: Date: 9-18-12

Conditions of Approval, if any: NONE

Expiration Date: 9-18-19

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

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

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

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

Hans Kral  
Signature of Chairman or Secretary of Commission

# 12-04 2



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 2012 Month SEPTEMBER
2. ACTION TAKEN (circle one): A B C D E F G H
3. WAS A PUBLIC HEARING HELD? Yes \_\_\_\_\_ No X
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print) JOSEPH R. THEROUX (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 X  
If Yes, list the other town(s) in which the action is occurring: \_\_\_\_\_
6. LOCATION: USGS Quad Map Name: NORWICH AND Quad Number: 72  
Subregional Drainage Basin Number: 3800
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER: LOUIS REGUIN
8. NAME & ADDRESS/LOCATION OF PROJECT SITE: 20 JURANICZ STREET  
Briefly describe the action/project/activity: DRIVEWAY CROSSING
9. ACTIVITY PURPOSE CODE: B
10. ACTIVITY TYPE CODE(S): 9 \_\_\_\_\_ 14
11. WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:  
Wetlands: 0.01 acres Open Water Body: 0 acres Stream: 30 linear feet
12. UPLAND AREA ALTERED [must be provided in acres as indicated]: 0.14 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:

# 12-04 3

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:

PETER J. SPRINGSTEEL ARCHITECT LLC

To be completed by Commission:

Application No.: 12-05

Date of Receipt: 08-21-12

Application Fee: 200

60 state Fee  
\$ 260

ADDRESS OF APPLICANT:

Home:

Business: 105 STARR ST. MYSTIC, CT 06355

NAME OF PROPERTY OWNER: ROGER & ELIZABETH TESSIER

ADDRESS: 29 NORTH BURNHAM HIGHWAY

TELEPHONE: Applicant 860-572-7300 Owner 860-376-2048

860-334-2322

\*\*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)

SEE ATTACHMENT

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 ATTACHMENT

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:

Peter J. Springsteel  
(Applicant)

Date: 8.16.12

# 12-05 1

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

ACREAGE OF WETLANDS AND WATERCOURSES ALTERED:

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. .... [ 0.2 ] ACRES

TOTAL AREA OF UPLAND REVIEW/BUFFER ON SITE. .... [ 0.6 ] ACRES

TOTAL LAND AREA OF PROPERTY ..... [ 1.33 ] 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: \_\_\_\_\_  
(Property Owner)

\*\*\*\*\*

(To be completed by the Commission)

Application Approved: Date: 9-18-12

Conditions of Approval, if any: NONE

Expiration Date: 9-18-19

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

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

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

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

Hans [Signature]  
Signature of Chairman or Secretary of Commission

# 12-05 2

**FORM IWWC07-02**

**PURPOSE AND DESCRIPTION OF PROPOSED ACTIVITY INCLUDING ANTICIPATED COMPLETION DATE:**

1. One story addition to single family residence at rear of existing dwelling.
2. Underground drain addition to existing highway culvert to prevent flooding of yard.

Anticipated completion is Spring of 2013.

**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:**

The subject property is located along the western boundary of North Burnham Highway. The road generally rises from north to south. At the north end of the property the road is a foot or 2 above the property grade. At the south end of the property the road is 5' - 6' above the property grade with a steep bank making the transition. The property then slopes down east to west approximately 2' over 200' to a stone wall which meanders north/south and parallels the brook and wetlands approximately 40' to 50' further west and downgrade approximately 4'.

**LIST ALTERNATIVES TO APPLICATION PROPOSAL WHICH WERE CONSIDERED AND WHY THE APPLICATION PROPOSAL WAS CHOSEN:**

1. Additions to the west or south would further impede the natural drainage of the land from east to west.
2. Allowing the concentrated flow of water upland of the house results in flooding of the property.

#12-05 3



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 2012 Month SEPTEMBER
2. ACTION TAKEN (circle one): A B C D E F G H
3. WAS A PUBLIC HEARING HELD? Yes \_\_\_\_\_ No X
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print) JOSEPH R. THERIAUX (signature) [Signature]

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

5. TOWN IN WHICH THE ACTION IS OCCURRING: LISBON, CT  
Does this project cross municipal boundaries? Yes \_\_\_\_\_ No X  
If Yes, list the other town(s) in which the action is occurring: \_\_\_\_\_
6. LOCATION: USGS Quad Map Name: NORWICH AND Quad Number: 7C  
Subregional Drainage Basin Number: 3800
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER: PETER SPRINGSTEEL
8. NAME & ADDRESS/LOCATION OF PROJECT SITE: 29 N. BURNHAM HWY  
Briefly describe the action/project/activity: RESIDENTIAL ADDITION/ DRAINAGE IMPROVEMENTS
9. ACTIVITY PURPOSE CODE: A
10. ACTIVITY TYPE CODE(S): 2 10 12
11. WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:  
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
12. UPLAND AREA ALTERED [must be provided in acres as indicated]: .05 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:

#12-05 4

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:

TIMOTHY P. BRESNAN

To be completed by Commission:

Application No.: 12-06  
Date of Receipt: 8-21-12  
Application Fee: 200  
60 State  
200

ADDRESS OF APPLICANT:

Home: 41 SCHOL HOUSE ROAD, LISBON, CT 06351

Business: \_\_\_\_\_

NAME OF PROPERTY OWNER: SAME

ADDRESS: SAME

TELEPHONE: Applicant 861-2673 Owner SAME

\*\*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)

SUBDIVISION OF PROPERTY INCLUDES  
WORK WITHIN 100' UPLAND REVIEW AREA FOR ROAD  
DRAINAGE IMPROVEMENTS & SEPTIC SYSTEM INSTALLATION

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)

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: 8-21-12

#12-06 1

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

NO FEASIBLE ALTERNATIVES

ACREAGE OF WETLANDS AND WATERCOURSES ALTERED:

A. Soil type(s) (If available) ..... [WZC] ACRES

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

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

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

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

TOTAL LAND AREA OF PROPERTY ..... [25] 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: \_\_\_\_\_  
(Property Owner)

\*\*\*\*\*

(To be completed by the Commission)

Application Approved: Date: 9-18-12

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

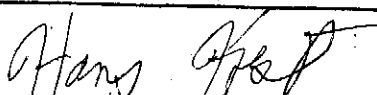
Expiration Date: 9-18-19

Extension Date: NONE

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

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

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

  
Signature of Chairman or Secretary of Commission



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

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1. DATE ACTION WAS TAKEN: Year 2012 Month SEPTEMBER
2. ACTION TAKEN (circle one): (A) B C D E F G H
3. WAS A PUBLIC HEARING HELD? Yes \_\_\_\_\_ No X
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print) JOSEPH R. THEROUX (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 X  
If Yes, list the other town(s) in which the action is occurring: \_\_\_\_\_
6. LOCATION: USGS Quad Map Name: Norwich AND Quad Number: 72  
Subregional Drainage Basin Number: 3900
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER: TIMOTHY P. BRESNAN
8. NAME & ADDRESS/LOCATION OF PROJECT SITE: \_\_\_\_\_  
Briefly describe the action/project/activity: 41 SCHOOL HOUSE ROAD
9. ACTIVITY PURPOSE CODE: B
10. ACTIVITY TYPE CODE(S): 14
11. WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:  
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
12. UPLAND AREA ALTERED [must be provided in acres as indicated]: 0.14 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

REV. 5/2007

MINUTES  
REGULAR MEETING  
CONSERVATION COMMISSION  
TUESDAY, SEPTEMBER 18, 2012

Page 2 1. Appl. #12-04, L. Reguin - 20 Jurewicz St. contd.

Location Survey, Driveway Wetland Crossing Prepared for Louis & Diane S. Reguin, Dated 7/12/12, Sheet 1 of 1 plan to replace a stone culvert driveway crossing in the upland review area with 42" RCP pipe on property at 20 Jurewicz Street

A motion was made by J. Lewerk, seconded by E. Friendfelds, to approve Application #12-04, Louis Reguin. VOTE: UNANIMOUS MOTION CARRIED

3. Appl. #12-06, T. Bresnan - 41 School House Rd.

Mark A. Sullivan, L.S., C.P.S.S., representing the applicant, reviewed Property/Boundary Survey Subdivision Plan Prepared for Timothy P. Bresnan, Dated 7/3/12, 3 Sheets showing proposed work within the 100' upland review area including road drainage improvements, septic installation, Erosion & Sediment Control.

A motion was made by J. Lewerk, seconded by E. Friendfelds, to approve Application #12-06, T. Bresnan. VOTE: UNANIMOUS MOTION CARRIED

- d. New applications - None

- e. Communications and bills

1. DEEP, Re: Regulations Revisions
2. CCM (Connecticut Conference of Municipalities) Annual Convention and Exposition, 10/23/12, Hartford
3. Publication, ECCD (Eastern Connecticut Conservation District) Outlook, Summer 2012 Edition
4. Publication, Connecticut Wildlife, July/August 2012
5. Budget Statement through August 2012, BAL: Line Item #52030, Enforcement Officer-7,270.58; Line Item #52050, Supplies & Expenses-\$1,339.42
6. Budget Statement through September 18, 2012, BAL: Line Item #52030, Enforcement Officer-7,270.58; Line Item #52050, Supplies & Expenses-\$1,339.42
7. \$590.80-August (16 hrs. @ \$35 + 56 mi. @.55), Inv. #71-12, Joseph Theroux, Conservation Enforcement Officer

A motion was made by J. Lewerk, seconded by L. Szruba, to approve the bill.

VOTE: UNANIMOUS MOTION CARRIED

- f. Reports of officers, committees and staff - None

- g. Unfinished business:

1. ABS Development, 320 North Burnham Hwy. - No Update
2. Open Space Plan

In response to a letter from Thomas W. Sparkman, First Selectmen, 8/7/12,

*Town of Lisbon  
Conservation Commission  
1 Newent Rd.  
Lisbon, CT 06351*

September 18, 2012

To: Board of Selectmen

RE: Open Space Recommendation, 77, 78 and 94 Kendall Rd. (Lisbon Country Club)

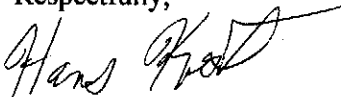
Dear Selectmen,

It is the recommendation of the Conservation Commission that the town pursue the acquisition of the former Lisbon Country Club at 77, 78 and 94 Kendall Rd. Contained within the three properties are two ponds that are part of Blissville Brook and an intermittent stream that feeds into Blissville Brook. Numerous wetland soils are adjacent to the watercourses as well as sizeable areas in the north-central and southwest portions of the western-most parcel (Map 3, Block 70). Additionally, the majority of the eastern-most parcel (Map 9, Block 59) north of Kendall Rd is noted as having farmland soils of state-wide importance. All the properties are within the Conceptual Open Space Corridor envisioned in the Town of Lisbon's 2004 Plan of Conservation and Development.

Town owned open space is located immediately to the west of 78 and 94 Kendall Rd, across the Providence & Worcester Rail Road tracks - the 59 acre Lisbon Meadows Park (Map 10, Block 2) and a land-locked 4 acre parcel (Map 10, Block 9). Additionally, the western-most parcel (Map 3, Block 70) abuts five undeveloped land-locked parcels totaling 130.5 acres (Map 3, Block 70, Lot 3 - 4 ac; Map 4, Block 6, Lot A - 4.5 ac; Map 4, Block 6, Lot B - 25 ac; Map 4, Block 11 - 65 ac; Map 4, Block 16 - 32 ac). Together these six parcels along with two additional undeveloped parcels totaling 70 acres along Preston-Allen, Paper Mill and Kinsman Hill Rd Ext (Map 4, Block 7 - 30 ac; Map 4, Block 15 - 40 ac) constitute a substantial contiguous swath of undeveloped land stretching from Kinsman Hill Rd to Kendall Rd. Similarly the southern parcel at 77 Kendall Rd (Map 9, Block 58 - 26 ac) abuts a rural campground (Map 9, Block 38 - 66.3 ac) serviced by a public well located immediately to the east and a 36 acre undeveloped parcel stretching out to Preston Allen Rd (Map 3, Block 74). Together the three golf course properties form the center of a largely undeveloped corridor stretching over the length of the town from Kinsman Hill Rd Ext to Interstate 395.

This recommendation is made for the preservation of the property as open space for the benefit of current and future town residents.

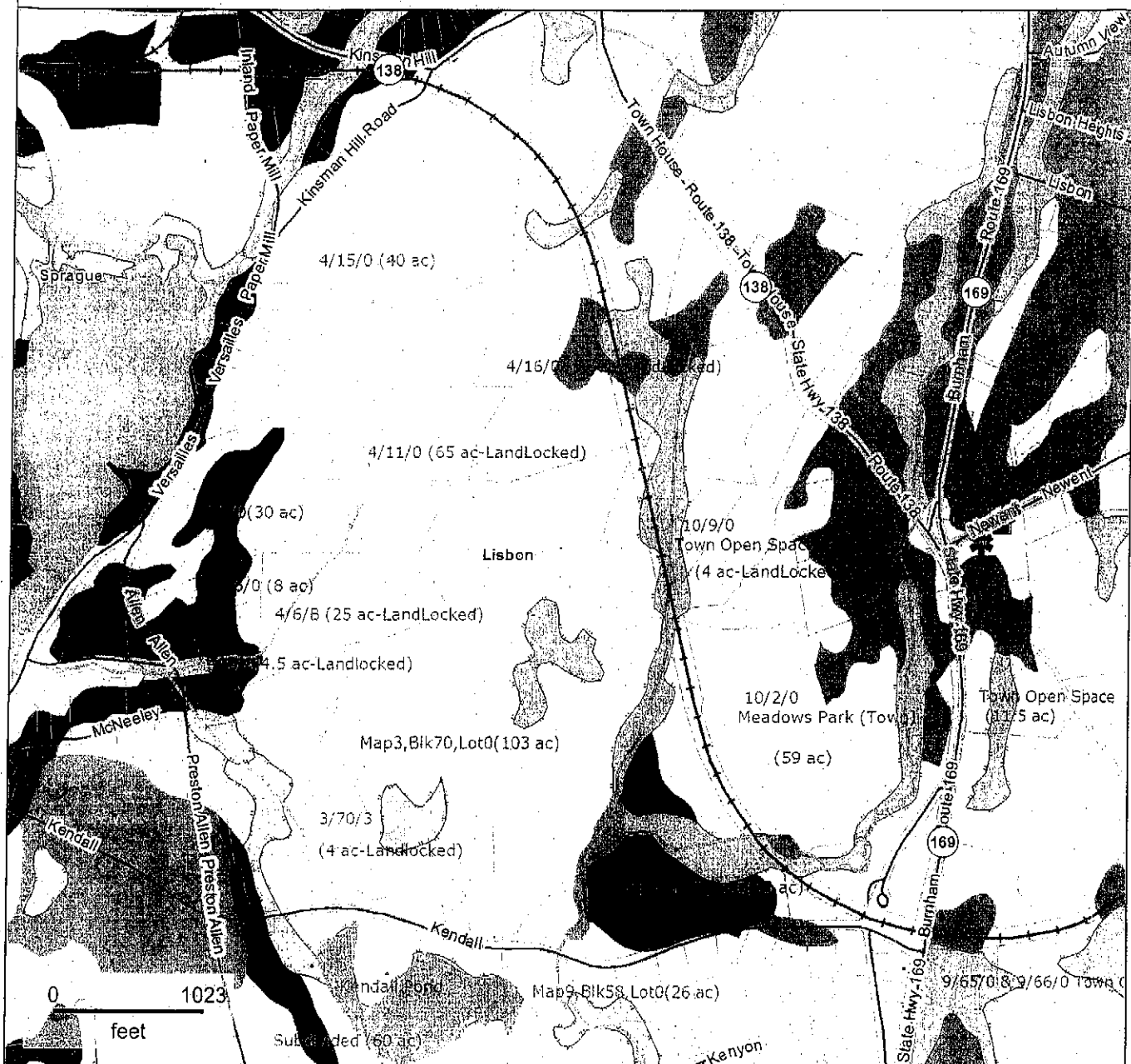
Respectfully,



Hans Kvist  
Chairman

Cc: Planning & Zoning Commission

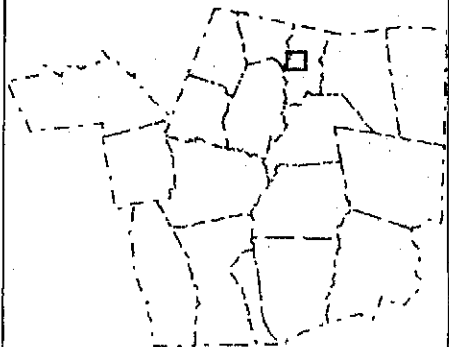
## Lisbon Golf Course (North)



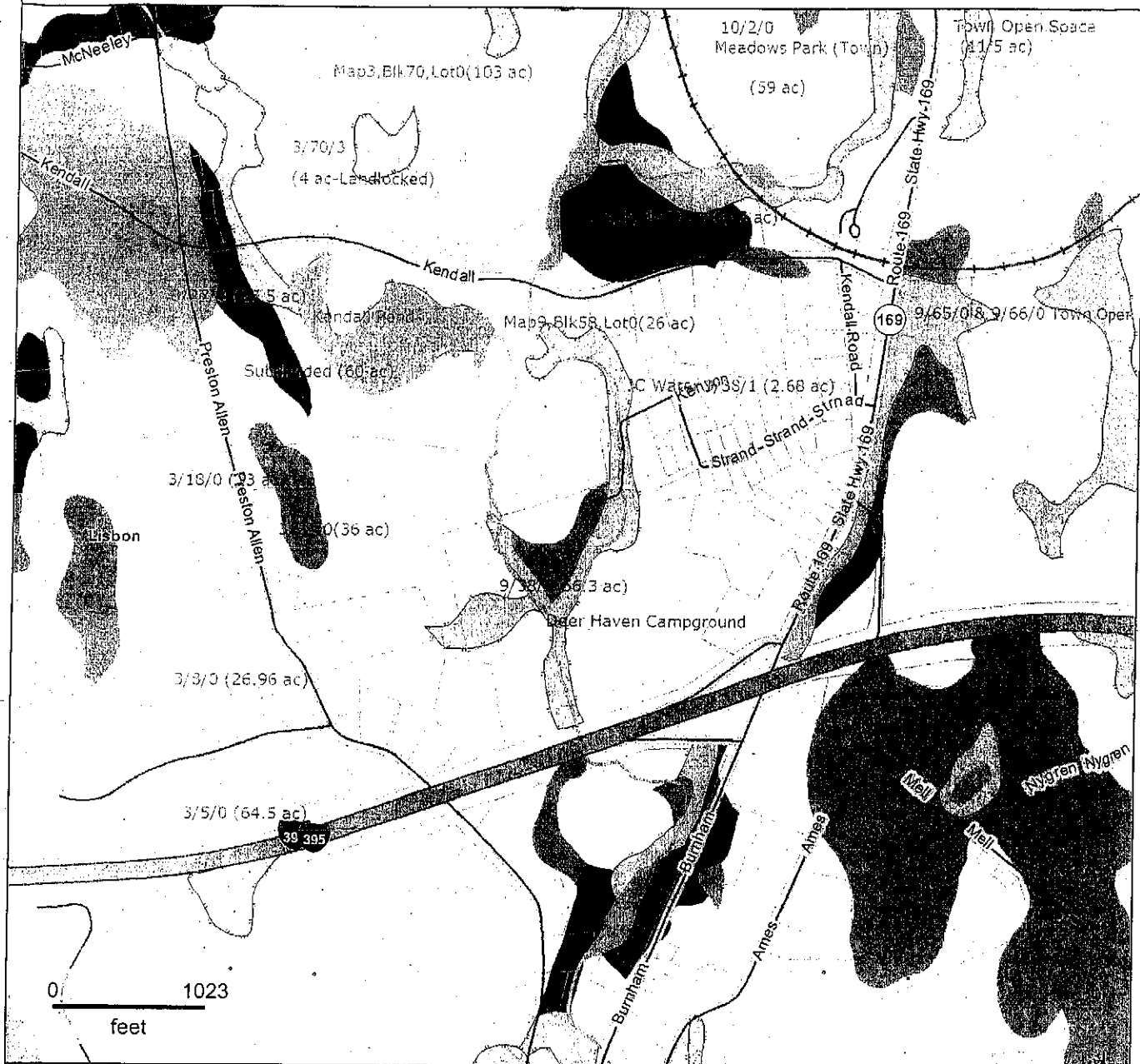
Property Information  
Property ID  
Location  
Town/City

MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Southeastern Connecticut Council of Governments shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.



## Lisbon Golf Course (South)

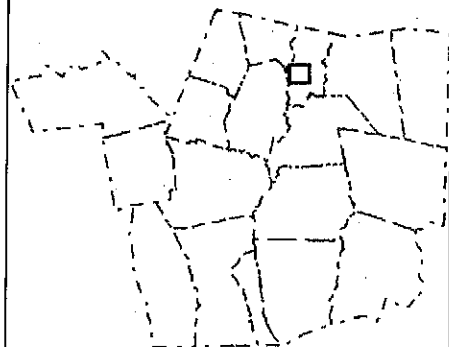


## Property Information

Property ID  
Location  
Town/City

MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

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LISBON CONSERVATION COMMISSION  
NATURAL RESOURCES INVENTORY

**Application Date:** (Tuesday, September 18, 2012)

**Application #:** N/A

**Applicant:** N/A

**Purpose of Application:** Open Space Consideration

**Location of Application:** Town of Lisbon Map 3, Block 70 and Map 9, Blocks 58 and 59.

*Except where noted the information that follows was compiled in May 2007 by the Green Valley Institute Geographic Information Systems Center for the Town of Lisbon*

**Watershed Basin:** Shetucket River

**Hydrological Features:** North of Kendall Road, one stream flows from west of the Providence & Worcester Railroad tracks from town-owned open space (Map 10, Block 9, Lot 0000) moving from north to southwest to form the boundary between the western-most parcel (Map 3, Block 70, Lot 0000) and eastern-most parcel (Map 9, Block 59, Lot 0000). A second stream (Blissville Brook) flows from west to east under the P&W RR tracks from the town-owned Lisbon Meadows Park. Both streams feed into Kendall Pond created by a dam parallel to the north side of Kendall Rd. Stream flow from the dam crosses under Kendall Rd and enters the smaller Leonard Pond on the southern parcel (Map 9, Block 58, Lot 0000) that then reverts to a stream that proceeds along the boundary of property owned by the Jewett City Water Co. (Map 9, Block 38, Lot 1) southerly into Deer Haven Campground (Map 9, Block 38, Lot 0000). A second, intermittent stream originates from a portion of the pond on the northwestern edge of the southern parcel. The stream continues along the western portion of the southern parcel and also enters Deer Haven Campground, ultimately meeting with Blissville Brook.

**Wetland Soils:**

Sizeable blocks of wetland soils in the north-central and southwest portions of the western-most parcel (Map 3, Block 70). Wetland soils are also present adjacent to streams and ponds of all three parcels. A vernal pool has also been observed in the front portion of the eastern-most parcel (Map 9, Block 59) adjacent to Kendall Rd (Joe Lewerk).

**Potential Stratified Drift Aquifer Areas:** 0 to 40 feet estimated depth for entirety of eastern-most parcel (Map 9, Block 59) and for a narrow strip cutting northeast to southwest across the parcel south of Kendall Rd (Map 9, Block 58).

**Surficial Materials Classification:**

Till – entirety of western-most parcel (Map 3, Block 70) and all of southern-most parcel (Map 9, Block 58) except areas immediately adjacent to two streams and Leonard Pond.



LISBON CONSERVATION COMMISSION  
NATURAL RESOURCES INVENTORY

Sand + Gravel – majority of eastern-most parcel (Map 9, Block 59) with the balance comprised of till.

**Water Quality Classifications:**

**Groundwater:** GA

**Surface Water:** A for all streams and ponds on three parcels.

**Leachate Wastewater Sites and Public Wells-** None on property however a public well is located immediately to the east of the parcel south of Kendall Rd (Map 9, Block 58).

**Land Cover Categories:**

Agriculture or Tall Grasses – the majority of the easternmost parcel, north of Kendall Rd (Map 9, Block 59) and the northern-most portion of the parcel south of Kendall Rd (Map 9, Block 58).

Deciduous Forest – entirety of western-most parcel (Map 3, Block 70), northwestern corner of eastern-most parcel (Map 9, Block 59) and southern-most portion of parcel located south of Kendall Rd (Map 9, Block 58).

**Farmland Soils:** The majority of the eastern-most parcel (Map 9, Block 59) north of Kendall Rd is noted as having farmland soils of state-wide importance.

**Permanently Protected and Other Significant Open Space:**

Town owned open space is located immediately to the west of the two parcels north of Kendall Rd, across the P&W RR tracks, the 59 acre Lisbon Meadows Park (Map 10, Block 2) and a land-locked 4 acre parcel (Map 10, Block 9). Additionally, the western-most parcel (Map 3, Block 70) abuts five undeveloped land-locked parcels totaling 130.5 acres (Map 3, Block 70, Lot 3 – 4 ac; Map 4, Block 6, Lot A – 4.5 ac; Map 4, Block 6, Lot B – 25 ac; Map 4, Block 11 – 65 ac; Map 4, Block 16 – 32 ac). Together these six parcels along with two additional undeveloped parcels totaling 70 acres along Preston-Allen, Paper Mill and Kinsman Hill Rd Ext (Map 4, Block 7 – 30 ac; Map 4, Block 15 – 40 ac) constitute a substantial contiguous swath of land stretching from Kinsman Hill Rd to Kendall Rd. Similarly the southern parcel of the golf course property (Map 9, Block 58 – 26 ac) abuts a rural campground (Map 9, Block 38 – 66.3 ac) and a 36 acre undeveloped parcel stretching out to Preston Allen Rd (Map 3, Block 74). Together the three golf course properties form the center of a nearly continuously undeveloped corridor stretching over the length of the town from Kinsman Hill Rd Ext to Interstate 395. These three properties along with most of the others named above are located within the conceptual open space corridor detailed in the 2004 Plan of Conservation & Development.

**Areas with High Probability of Archaeological Findings:**

All areas of the western-most parcel (Map 3, Block 70) with the exception of the steeply sloped central portion. All of the eastern-most parcel (Map 9, Block 59) and the northern third of the parcel south of Kendall Rd (Map 9, Block 58).

LISBON CONSERVATION COMMISSION  
NATURAL RESOURCES INVENTORY

**Maximum Slope by Soils:**

36% to 60% along eastern boundary of western-most parcel (Map 3, Block 70) extending through the center of parcel to western edge with a narrow strip reaching to the northern boundary. Also, southern two-thirds of parcel south of Kendall Rd (Map 9, Block 58).

Prepared September 9, 2012 by: Joe Lewerk, Lisbon Conservation Commission

LISBON CONSERVATION COMMISSION  
NATURAL RESOURCES INVENTORY

**Inland surface water classifications:**

**Class AA**

Designated uses: existing or proposed drinking water supply, fish and wildlife habitat, recreational use (may be restricted,) agricultural and industrial supply.

Discharge restricted to: discharges from public or private drinking water treatment systems, dredging and dewatering, emergency and clean water discharges.

**Class A**

Designated uses: potential drinking water supply; fish and wildlife habitat; recreational use; agricultural and industrial supply and other legitimate uses including navigation.

Discharge restricted to: same as allowed in AA.

**Class B**

Designated uses: recreational use; fish and wildlife habitat; agricultural and industrial supply and other legitimate uses including navigation.

Discharge restricted to: same as allowed in A and cooling waters, discharges from industrial and municipal wastewater treatment facilities (providing Best Available Treatment and Best Management Practices are applied), and other discharges subject to the provisions of section 22a-430 CGS.

**Class C**

Indicates unacceptable quality, the goal is Class B or Class A. Designated uses: same as for B. One or more of the class B uses is not fully supported due to problems that can and will be corrected by normal DEP programs. A good example is the intermittent water quality problems caused by combined sewer overflows. Discharges restricted to: same as for Classes B or A.

**Class D**

Indicates unacceptable quality, the goal is Class B or Class A. Designated uses: same as for B. One or more of the designated uses for class B is not fully supported due to an intractable or very difficult pollution problem. An example is the PCB contaminated bottom sediments in the Housatonic River. Discharges restricted to: same as for Classes B or A.

**Groundwater Classifications:**

**Class GAA**

Designated uses: existing or potential public supply of water suitable for drinking without treatment; baseflow for hydraulically connected surface water bodies.

Discharges limited to: treated domestic sewage, certain agricultural wastes, certain water treatment wastewaters.

**Class GA**

Designated uses: existing private and potential public or private supplies of water suitable for drinking without treatment; baseflow for hydraulically connected surface water bodies.

Discharge restricted to: as for GAA and discharge from septage treatment facilities subject to stringent treatment and discharge requirements, and other wastes of natural origin that easily biodegrade and present no threat to groundwater.

**Class GB**

Designated uses: industrial process water and cooling waters; baseflow for hydraulically connected surface water bodies; presumed not suitable for human consumption without treatment.

Discharge restricted to: same as for A (Note; same treatment standards apply), certain other biodegradable wastewaters subject to soil attenuation.

**Class GC**

Designated uses: assimilation of discharge authorized by the Commissioner pursuant to Section 22a-430 of the General Statutes. As an example a lined landfill for disposal of ash residue from a resource recovery facility. The GC hydrogeology and setting provides the safest back up in case of technological failure.

Discharge restricted to: potential discharges from certain waste facilities subject to extraordinary permitting requirements.

MINUTES  
REGULAR MEETING  
CONSERVATION COMMISSION  
TUESDAY, SEPTEMBER 18, 2012  
Page 3 Open Space Plan contd.

requesting the Commission to discuss the merits of purchasing the Lisbon Valley Golf Resort, Joseph Lewerk submitted and reviewed the following sheets: Lisbon Golf Course (North); Lisbon Golf Course (South); Lisbon Conservation Commission Natural Resources Inventory (3 pgs.).

A motion was made by J. Lewerk, seconded by E. Friendfelds, to send a letter recommending the purchase to the Board of Selectmen.

VOTE: UNANIMOUS MOTION CARRIED

A motion was made by L. Szruba, seconded by M. Sullivan, that the report upon which our recommendation is based become a part of the official record of the Conservation Commission.

VOTE: UNANIMOUS MOTION CARRIED

h. Previously Approved Applications- None needing action.

I New Business - None


j. Any other business which may properly come before the Commission - None

k. Adjournment

At 7:47 p.m. a motion was made by J. Lewerk, seconded by E. Friendfelds, to adjourn.

  
Mariene Leprie, clerk

APPROVED: \_\_\_\_\_  
Hans L. Kvist, Chairman

RECEIVED FOR RECORD AT LISBON  
CT ON 09/24/12 AT 9:02 am  
ATTEST. LAURIE TIROCCHI, TOWN CLERK  




# CONSERVATION COMMISSION

TOWN OF LISBON

1 Newent Road

Lisbon, Connecticut 06351

TOWN OF LISBON

NOTICE OF DECISION

ISSUANCE OF INLAND PERMITS

APPLICATION NO. 12-04

APPLICATION NO. 12-05

APPLICATION NO. 12-06

Pursuant to Section 22a-42a of the Connecticut General Statutes, the Town of Lisbon Conservation Commission hereby serves notice that it has granted the following applications: No. 12-04, L. Reguin, 20 Jurewicz Street, to replace a stone culvert driveway crossing in the upland review area with 42" RCP pipe; No. 12-05, R. Tessier - 29 N. Burnham Hwy. to construct a one-story addition to an existing single family residence in the upland review area and installation of an underground drain to an existing highway culvert to prevent flooding; No. 12-06, T. Bresnan - 41 School House Rd. for work within the 100' upland review area for road drainage improvements and septic system installation related to the subdivision of the property. All are subject to the terms and limits of the permits issued this date:

September 24, 2012

Hans L. Kvist, Chairman

RECEIVED FOR RECORD AT LISBON

CT ON 09/24/12 AT 9:02am

ATTEST. LAURIE TIROCCHI, TOWN CLERK