

TOWN OF NEWINGTON  
CONSERVATION COMMISSION  
REGULAR MEETING MINUTES

January 17, 2023

*This meeting will be presented as a Zoom Webinar/Hybrid Meeting*

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Town Clerk

I. CALL TO ORDER

Chairman Sadil called the meeting to order at 7:00 p.m.

II. ROLL CALL

Ben Ancona III *(via Zoom)*  
John Bachand  
Bernadette Conway *(via Zoom)*  
Kelly Dehaas  
Andreas Sadil  
Jeff Wagner  
David Wemett *(via Zoom)*

*Also present:*

Erik Hinckley, Inland Wetland Agent  
Susan Gibbon, Recording Secretary *(via Zoom)*  
Gail Budrejko, Town Council Liaison

Chairman Sadil: Ok, thank you. So I will seat as the alternate, Commissioner Wemett for Alan Paskewich this evening. Moving on to Item III, Public Participation on Non-Agenda Items, each speaker limited to 2 minutes.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS  
(each speaker limited to 2 minutes)

Chairman Sadil: Mr. Hinckley is there anyone online?

Mr. Hinckley: Let's see what we've got here. There's someone online, but it doesn't appear they wish to speak right now.

Chairman: Ok. Moving on. Item IV, Acceptance of Minutes. A. Regular Meeting Minutes of December 20, 2022.

IV. ACCEPTANCE OF MINUTES

A. Regular Meeting Minutes 12.20.22  
Motion to accept Bachand. 2<sup>nd</sup> Ancona; Bernadette A  
6 yea, 1 abstention

Chairman Sadil: Are there any additions or corrections from the commissioners? Do you have one Ms. Dehaas?

Commissioner Dehaas: It's for the second one.

Chairman Sadil: Ok. Going once. Seeing none, may I have a motion to accept the meeting minutes from the Regular Meeting from December 20, 2022?

Commissioner Bachand: I'll make the motion to accept the minutes.

Chairman Sadil: Moved by Commissioner Bachand. May I have a second?

Commissioner Wemett: I'll second it.

Chairman Sadil: Seconded by...is that you Commissioner Ancona?

Commissioner Ancona: No. But I will if you want.

Commissioner Wemett: I did...

Chairman Sadil: Okay, I can't hear clearly. Seconded by Commissioner Ancona. All in favor?

Commissioners: Aye.

Chairman Sadil: Anyone against?

Commissioner Conway: I abstain. I was not in attendance at that meeting so I abstain.

Chairman Sadil: Ok. So one abstention, so we have...Ms. Gibbon. One, two, three, four, five. Mr. Wemett, are you in favor?

Commissioner Wemett: Hi. Yes.

Chairman Sadil: So six accept, and one abstention.

Ms. Gibbon: Correct.

Chairman Sadil: Ok. Thank you for bringing that up Commissioner Conway. Moving on to Item B, Special Meeting Minutes from December 20, 2022.

B. Special Meeting Minutes 12.20.22

Commissioner Dehaas in person

Motion to accept Commissioner Dehaas; 2<sup>nd</sup> Commissioner Wagner  
6 yea, 1 abstention

Chairman Sadil: Any additions or corrections from the commission.

Commissioner Dehaas: For the Roll Call, I was present, in person, it says I was on Zoom.

Chairman Sadil: So noted. Ms. Gibbon you will make that correction.

Ms. Gibbon: So noted.

Chairman Sadil: Thank you. Anyone else with additions or corrections to the Special Meeting of December 20<sup>th</sup>? Seeing none, may I have a motion to accept the minutes of the Special Meeting of December 20, 2022, as amended?

Commissioner Dehaas: I make a motion.

Chairman Sadil: Motion by Commissioner Dehaas, may I have a second.

Commissioner Wagner: I second.

Chairman Sadil: Seconded by Commissioner Wagner. All in favor?

Commissioners: Aye

Chairman Sadil: Any against?

Commissioner Conway: I abstain.

Chairman Sadil: One abstention. Minutes pass 6-0-1. Thank you. Moving on to New Business.

## V. NEW BUSINESS

Chairman Sadil: There is no New Business this month. Moving on to Item VI, Old Business, A. Application 2022-25: Modification Of Permit 2018-04 To Increase The Building Footprint Within The URA Upland Review Area At 197 Meadow Street, Applicant: Adam Demeusy, Owner: Cross Construction, LLC, Contact: Adam Demeusy.

## VI. OLD BUSINESS

A. Application 2022-25: Modification Of Permit 2018-04 To Increase The Building Footprint Within The URA Upland Review Area At 197 Meadow Street, Applicant: Adam Demeusy, Owner: Cross Construction, LLC, Contact: Adam Demeusy

Chairman Sadil: Is the applicant present?

Mr. Demeusy: Adam Demeusy, Cross Construction. 45 Willard Ave.

Chairman Sadil: Thank you. We will proceed. Ok, I do have a few questions to ask as a follow up from our meeting from last month. If I may.

Mr. Demeusy: Sure.

Chairman Sadil: Where is Orchard Avenue? Do you have the plan?

Mr. Hinckley: I can find it, go ahead.

Chairman Sadil: On the map it's very zoomed in, but relative to your map, where exactly is Orchard Avenue situated relative to the plan? Is it north on the drawing? I have this from our last meeting. Can I just get a zoom out exactly where the neighboring streets are relative to Meadow Street?

Mr. Demeusy: So Spurs, Spurs is on the other side in on the north, the south, south side, Spurs on the south so...

Speaker: I've always felt this map...

Chairman Sadil: Yeah, exactly, I get it, so Meadow Street, I'm a little disoriented. So, if this is the property over here. This is supposedly from Google Maps. The flag, the pin; I can't orientate the overhead view to the map. I just...

Commissioner Wagner: That's true, where is Meadow Street on this?

Commissioner Dehaas: It's over here.

Commissioner Wagner: Yeah. Here's Meadow Street here.

Chairman Sadil: This is Meadow Street over here? There's two Meadow Streets?

Commissioner Wagner: Yeah it doesn't have, it's like a walk through. They were connected at one point and then they blocked them off, so it just cuts through. You can see one side to the other.

Commissioner Bachand: So Orchard is basically north.

Commissioner Wagner: Yeah.

Commissioner Dehaas: If you come down Field...

Commissioner Bachand: But it wraps northeast a little bit.

*Multiple people speaking.*

Commissioner Wagner: Yeah, the street got cut off at one point. See where that green is?

Mr. Hinckley: This is the lot here...

Speaker?: Up on the screen.

Mr. Hinckley: and then Bridle Path, Spur Lane, Orchard, Meadow...

Chairman Sadil: Can you mark where this address is...where 197 is. Because I got confused.

Mr. Hinckley: Because their access is out here on to Meadow.

Chairman Sadil: So I turn...

Commissioner Wagner: So that's north, this is west, here's Meadow Street, that little green area up there in between...

Chairman Sadil: All right, so it's down here somewhere, right. This is down here, because the property would be down here.

Commissioner Wagner: Yeah.

Commissioner Bachand: Center left on the screen there.

Commissioner Wagner: See the barn down there. Go to the barn area, right there...

Mr. Hinckley: There's an existing barn and the house is going to be built over in this area.

Speaker: Right in the center.

Chairman Sadil: Ok. Thank you for that.

Mr. Hinckley: Mm-hmmm...and I just brought up the wetland and the buffer area in there just so you're aware.

Chairman Sadil: All right.

Mr. Hinckley: And then you can also see...

Chairman Sadil: That makes sense.

Mr. Hinckley: And then you can also see the Conservation Easement in the dark green.

Chairman: Ok. That makes sense here. So one question that I had on the map here, it said disturbance in the upland review area, approved area, is 50 to 30 square feet, but the proposed area is still the same. How did you, um, manage that even though you encroached into the upland review area that square footage didn't change? I would expect that to increase by a certain amount.

Mr. Demeusy: I think it may be because it's a ranch. I'm thinking it probably, it's not exact is it? It's probably close.

Mr. Hinckley: Because you've got. I thought it was almost a trade-off, I think it's very close because it's a one story.

Mr. Demeusy: It's a one story, you know with two stories...

Chairman Sadil: Right.

Commissioner Bachand: But that's the potential building area, not...that doesn't mean the footprint of the house is going to be that.

Mr. Demeusy: That's how it's actually going there. It's a ranch.

Chairman Sadil: Ok, so you need some extra area to do what you've got to do.

Mr. Demeusy: Yeah, I think it was the width and also I think it was because they mostly wanted to keep the barn and so they wanted to come back a little bit. Because if they went into the original footprint, the barn would be like 10 feet or 8 feet which was, you know, too close.

Chairman Sadil: Ok. There's some question here. That triangular area in the lower right, facing north here on your plan; referring to your plan; that triangular area. Is that something that is there already? Behind that existing barn? Is that something that's there already?

Speaker: Lot three.

Mr. Demeusy: It's already installed.

Mr. Hinckley: It's a detention pond for water.

Chairman Sadil: This area here in the lower left.

Mr. Hinckley: Yeah.

Chairman: Ok. And I did notice in the lower right there is...we have a crushed stone outlet protection in the lower right hand corner there.

Mr. Demeusy: [inaudible - not speaking directly into microphone]...if it's needed. I think we're not going to have any water. It's a lot higher than, we had a little bit of water above the foot on the other house, but this one is up high and dry and it's about two feet higher so I don't think we'll even need something.

Chairman Sadil: But water will be discharging into the...

Mr. Demeusy: Into that crushed stone area.

Chairman Sadil: Into the Conservation Easement? Is there, are you expecting flow into that area? Where's that, without seeing it on the map what that wetland and upland review area looks like.

Mr. Demeusy: I think that was on the original approval, Erik?

Mr. Hinckley: Yes.

Mr. Demeusy: So we just replicated that, but I think, um, yeah, I'm thinking that problem is unlikely that we're going to be looking at something. The elevation is, I think, it's at least two feet higher.

Chairman Sadil: But even without the sump pump, is there some flow going in that direction downhill southeasterly.

Mr. Demeusy: Shouldn't be. I think the grade is down below the slopes a bit toward the barn, it should run 55, 54...yeah, it runs down slightly. There's not a lot of pitch here, it's pretty much flat. But it does run a bit down towards the um, you know, towards the barn. So if there is any runoff, it would go away from the wetland area.

Commissioner Wagner: Where you put the catch basin basically is then. Is that why you put that there? For the grade?

Mr. Demeusy: Yeah. That feeds the sump pump on the other lot or it takes, you know, that's where the sump pump goes, into that little pond. I don't think anything from this lot goes into that pond.

Mr. Hinckley: If we could...if you look, you see the arrows here. This is the potential grading. So it is supposed to go in the direction of that pond. In this area.

Mr. Demeusy: There's a swale there.

Mr. Hinckley: And then this, this, anything, you know, at the midpoint of the barn is heading out the driveway, so to speak. But basically, everything from the house back, is going back towards the regulated area.

Chairman Sadil: So is that to the left or to the right? On your screen there? Just the flow of the water?

Mr. Hinckley: It's going to flow along this way and I think it's gonna, oh, the water is going to break this way as well. You can see here on this side of the house, you can kind of see where it breaks...

Commissioner Wagner: So ours is heading south and then it goes a little bit southwest into that pond.

Chairman Sadil: Ok. All right.

Commissioner Wagner: And then this one goes west.

Chairman Sadil: All right.

Mr. Hinckley: So, and as the applicant pointed out, this detention pond was approved on the original subdivision plan. When that was approved, I believe we had LID in place, so this was an LID measure and LID has since been removed from the TPZ regulations but he went ahead and built it anyway.

Commissioner Bachand: Can I ask a question?

Chairman Sadil: Yeah go ahead Commissioner Bachand.

Commissioner Bachand: Yeah, can you just remind us again how much you jogged that, um, that buildable footprint?

Mr. Demeusy: I think we, I think we went back, um...

Mr. Hinckley: So, right here it looks like there's a dimension of 30 feet from the corner of the barn to the front of the building here.

Speaker: Right.

Mr. Hinckley: In this red box is where it was originally.

Mr. Demeusy: I've got 14 feet south and 16 feet east we moved it. So on that one side, on the two sides it looks like we moved it, and the other side is within the original footprint.

Commissioner Bachand: So nothing changed. The grading or the drainage or anything.

Mr. Demeusy: Very little. It's pretty flat up in that area, it's almost flat.

Commissioner Wagner: What was the purpose of moving it towards the buffer zone?

Mr. Demeusy: Oh, again, it was just the distance from the barn.

Commissioner Wagner: Ok. Yeah.

Mr. Demeusy: That would have been you walk out your front door and the barn would be 10 or 20 feet away.

Commissioner Dehaas: He wanted to keep the barn...

Mr. Demeusy: Yeah, you know, which is kind of neat, but at least, right, I mean a house in the barn...

Commissioner Wagner: Yeah.

Commissioner Bachand: Can you show where, uh, can you highlight where the URA line is in that.

Mr. Hinckley: It's right here, this dash line. So it was halfway through the house originally and now it's probably like three quarters. The garage isn't in it.

Commissioner Bachand: But depending on where the house falls in that.

Mr. Hinckley: Right. I mean he intends on doing and in the end we'll get an as built. So it's not gonna...

Speaker: Like a small patio

Mr. Hinckley: And this is the line of the Conservation Easement right here.

Commissioner Bachand: And where's the property line? Right there, ok.

Mr. Hinckley: So yeah, it's like...

Commissioner Bachand: And that Conservation Easement was formed when the subdivision was done.

Mr. Hinckley: Right, and it's recorded on the land records.

Commissioner Bachand: Thank you.

Chairman Sadil: Um, one final question regarding that proposed silt fence. Is it that dashed line the runs along three side of the property? That dashed line?

Mr. Demeusy: Yeah, almost all that.

Mr. Hinckley: The stockpile too.

Chairman Sadil: Ok, um, I have no further questions. Any final questions from anyone on the, online? Ms. Conway, Commissioner Ancona?

Commissioner Conway: I have no questions. Thank you.

Commissioner Ancona: No questions from me.

Chairman Sadil: Thank you. Anyone else here in person? Ok, so, uh, what's on the agenda here?

Mr. Hinckley: It's under Old Business so you can take action now.

Chairman Sadil: Ok, and um, one last final thing. The Mylar is going to be updated and I'll sign that when the time comes.

Mr. Hinckley: Yes we'll get, he'll get an updated plan of what you saw tonight, with the approval on it, and the approval block and we'll sign off on it and it'll be done.

Chairman Sadil: Ok. With that being said, is the application complete?

Mr. Hinckley: Yes, it is.

Chairman Sadil: Therefore, may I have a motion, Secretary Dehaas, on Application 2022-25.

Secretary Dehaas: Motion: *Move to approve application 2022-25 (a modification of permit 2018-04) for an expansion of the building footprint within the regulated area (URA). All conditions of the original permit remain in full force and effect (if additional conditions are imposed by the Commission they should be read into the record and added here).*

Chairman Sadil: Thank you. May I have a second?

Commissioner Bachand: I'll second it. John Bachand.

Chairman Sadil: Thank you Commissioner Bachand. Final discussion. Ms. Gibbon please call the roll.

S. Gibbon: Commissioner Ancona.

Commissioner Ancona: Yes.

S. Gibbon: Commissioner Bachand.

Commissioner Bachand: Yes.

S. Gibbon: Commissioner Conway.

Commissioner Conway: Yes.

S. Gibbon: Commissioner Dehaas

Commissioner Dehaas: Yes.

S. Gibbon: Chairman Sadil.

Chairman Sadil: Yes.

S. Gibbon: Commissioner Wagner.

Commissioner Wagner: Yes.

S. Gibbon: Commissioner Wemett

Commissioner Wemett: Yes.

S. Gibbon: Seven yes.

Chairman Sadil: Ok. The motion passes unanimously. Good luck with your project. On to Item VII, Public Participation on Non-Agenda Items, each speaker limited to 2 minutes.

VII. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS  
(each speaker limited to 2 minutes)

Chairman Sadil: Mr. Hinckley is there anyone on line?

Mr. Hinckley: No one online.

Chairman Sadil: Ok, moving on to Item VIII, Communications and Reports.

VIII. COMMUNICATIONS AND REPORTS

A. Agent Communications

Chairman Sadil: Mr. Hinckley, Item A. Do you have any communications to report this month?

Mr. Hinckley: I received an application, it's going to be for agent approval. I haven't completed it yet. It's for the MDC and the pump station at 109 Brookside Road. They are going to be paving the existing stone access road from Brookside to that structure. It does go through the URA. So, I haven't completed the review on that but I will probably in the next week or so. That's it for applications. The only other item of interest is I believe I sent you all an email last week or the week before about the upcoming land use academy in March. It's completely online on a Saturday, but there is a wetlands section. So, if any of you are interested just get me an email and let me know and I'll get you registered.

Chairman Sadil: When is the deadline for participation?

Mr. Hinckley: If you get me something by the end of this month that would be helpful.



Commissioner Bachand: Is it like a seminar or work at your own pace thing?

Mr. Hinckley: It's the one they used to do at Wesleyan, the Connecticut Bar Association. They have all these attorneys come, you know there's a section on ZBA, there's one on TPZ...

Commissioner Bachand: Can you watch it at your leisure or...

Mr. Hinckley: Yeah, well it's live, so you know like the wetland section is going to be from 10 a.m. to 11 a.m.

Commissioner Bachand: I'm saying is this something that you can view later.

Mr. Hinckley: I think they post it later, but...

Commissioner Dehaas: You have to register to access it.

Mr. Hinckley: And if you register then you get the actual manual too. It has all the stuff...

Chairman Sadil: And you get the slides.

Mr. Hinckley: The most updated cases and stuff.

Commissioner Bachand: Are you gonna do, what is it, CACIWC this year or that's been....

Mr. Hinckley: I don't think I renewed CACIWC, at the moment I don't see anything. I think they usually do it in March. I haven't seen anything yet. You like that one because it has a nice lunch.

Chairman Sadil: Yeah, exactly, but it's been remote for the past two years.

Mr. Hinckley: Yes, it used to be an all-day thing, so I leave it up to you. And then also, along those lines, is anyone that has not gone through their wetland commissioner training, that's free as well. They've updated that. I think you can do it in modules for those that are interested.

Commissioner Bachand: That's at Central right? It's through Central?

Mr. Hinckley: Um, I don't think it's through Central anymore. Again, they, I think it's through CLEAR, UConn CLEAR. But if you are interested, send me an email and I'll shoot you the link.

Chairman Sadil: Ok. Commissioner Bachand.

Commissioner Bachand; You mentioned that Brookside Station, we had, we heard an application for that or we heard a review of some work that was going to be done there. Are they...that work has been going, that work has been going right along? They were going to raise it or something?

Mr. Hinckley: Yeah, they had to go through TPZ for a flood hazard permit because it is in the flood zone. It is in front of the board now for that review.

Commissioner Bachand: Ok.

Chairman Sadil: All right. On to Item VIII-B. Town Council Liaison Communications.

B. Town Council Liaisons Communications

Chairman Sadil: I see Councilor Budrejko in attendance. Anything to report?

Councilor Budrejko: *[Councilor Budrejko barely audible, not speaking into microphone]*...last week we conducted interviews to kind of ascertain what the public and department heads and whatever are looking for in terms of a town manager in terms of qualities as well as what the perception is in terms of challenges, whatever, so they can develop a recruiting brochure plus announcing candidates. They did meet with all department heads and they also had a meeting just for general staff, I don't know how many people attended. They met with each individual town councilor, the superintendent of schools...

Mr. Hinckley: And they also had an open forum for the public. Right.

Councilor Budrejko: *[Councilor Budrejko barely audible, not speaking into microphone]*...and the commissioner....

Chairman Sadil: For the planner, yes.

Councilor Budrejko: How about for the town manager?

Chairman Sadil: Uh, no.

Mr. Hinckley: I don't recall any discussions about that, but I couldn't...

Councilor Budrejko: *[Councilor Budrejko barely audible, not speaking into microphone]*...if anyone has any questions about that....there's an email on the town's website...they are still accepting comments. And the other thing you might, or we found, interesting is Erik provided the town council with an annual report on blight. Even though it's not the legal jurisdiction of this commission...Erik can distribute it to you it to you at another time, but it was very interesting.

Mr. Hinckley: I don't know if you would want to hear it or not.

Chairman Sadil: Anything that is relative to the wetland, if you can narrow the focus; anything that the wetland commission should pay attention to.

Mr. Hinckley: I think that most of the blight typically occurs in and around the house. I mean, they're not necessarily just running out to the wetlands and dumping things, but.

Chairman Sadil: Well they have done that.

Mr. Hinckley: Yeah, they have. True.

Commissioner Bachand: What about just general litter? Like when I pull out of Lowe's it's just disgusting over there and around Walmart and that garbage is blowing into tributaries, and streams.

Mr. Hinckley: During the spring I get calls about, you know, the brook between Sam's and Stew's...

Commissioner Wagner: What about Twin City Plaza, down there behind that, is just disgusting.

*Commissioners speaking.*

Mr. Hinckley: They've done some cleanup. But the whole, the building as a whole is...

Commissioner Dehaas: Is that the town or is that Amtrak?

Commissioner Wagner: It's not Amtrak, it just people throwing litter back there...

Mr. Hinckley: It's an out of town landlord.

Commissioner Wagner: You know how Price Chopper has the sweepers go around every night, if you go around midnight you see them, they sweep up all the garbage. Are they going to Twin City Plaza and sweeping so it doesn't blow into the brook, because it's pretty bad back there.

Commissioner Bachand: I see them around Walmart and Lowes and stuff... I don't live there, but the people who have to drive through there every day that would bother me. I mean, I would be pretty vocal about that. It's this time of year when you really notice it when everything's green you don't see it as bad, but they need to put some fencing up on the parking lot because it must be just blowing, you know, across that parking lot and through the guardrail and just ends up on that thing. It's just terrible.

Mr. Hinckley: Well, that's part of the problem with Sam's and Stew's. People complain that the fence is a foot off the ground, I say yeah, that was approved because wetlands wanted to make sure animals could traverse underneath the fence. So here we are.

Chairman Sadil: All right, is there anything else Councilor? Is Councilor Radda on the phone? Does she wish to comment.

Mr. Hinckley: I don't believe she is.

Chairman Sadil: All right. Moving on to Item C, Pond Life Research and Education.

C. Pond Life Research And Education

Chairman Sadil: I don't think Commissioner Paskewich made it on. Did he join the Zoom meeting?

Mr. Hinckley: I don't see him on here. No.

Chairman Sadil: All righty then, on the Item IX, Adjournment.

IX. ADJOURNMENT

Chairman Sadil: May I have motion to adjourn.

Motion by Commissioner Wagner to adjourn. Seconded by Commissioner Bachand. The meeting adjourned at 7:25 p.m.

Respectfully submitted,



Susan Gibbon  
Recording Secretary

#12532110v1