

Received 4/23/2025
2:00pm
Tonya Hogan, TC

MIDDLEFIELD INLAND WETLANDS
and
WATERCOURSES AGENCY
405 Main Street
Middlefield, Connecticut 06455

Minutes of the April 16, 2025 Regular Meeting

Rebecca Adams, Chairman, called the meeting to order at 6:30 pm.

Attendance:

Members		Alternates	
X	Adams, Rebecca	X	Poturnicki, Rob
X	Brown, James		
A	Senick, Nancy	Other	
X	Uznanski, Rich	X	Bernotas, Randy
X	Vander Veer, Daria	A	Curtis, Brian
A	Veeley, Robert		
X	Zieminski, Charles		

A=Absent

X=Present

Rob Poturnicki was seated for the meeting.

Amendments to Agenda

Rebecca Adams clarified that the permit holder under item C is actually Jon Brayshaw and Nathaniel Trojanoski should be removed.

Rebecca Adams made a motion, seconded by Daria Vander Veer, to amend the agenda, as above. Motion carried unanimously.

Public Comment

Anne Olszewski asked if the public could look at any of the permits being talked about tonight online and Rebecca Adams explained that there are hard copies filed in the Land Use office. Randy Bernotas added that there are no street files in the Land Use office at the moment as they are all out being digitized.

Permits Received Since Prior Meeting

Rebecca Adams explained that the commission is receiving the following permits this evening and no action will be taken.

- A. Permit #0401-25: Ernest R. LeMay, North Realty, LLC, 157 Meriden Road: Pond repair/maintenance

The applicant explained that their father owns Northeastern at 157 Meriden Road and there is a pond on the site. They used to be able to drive a mower all around the pond, but they believe that muskrats burrowed in around the pond and it's now less than 2 feet wide. They believe that it is inevitable that the bank will give way. They would like to drain the pond down and repair it.

Rebecca Adams explained that they will review the permit, Randy Bernotas will be in touch and hopefully action will be available at the next meeting. Rob Poturnicki asked when they planned to do the work and the applicants explained they did not have a set date, but would probably want to wait for it to dry up a bit. It will likely be done when they have a gap in their schedules and have guys available to do the work. They did check with the DEEP and they had no concerns.

- B. Review Area Permit #0402-25: Richard Bugliari, 53 Lake Road: Trenching for electrical lines

Randy Bernotas had noticed that excavation was being done at 53 Lake Road and he visited and found that they were putting in conduit for electrical going to a shed and light pole. He explained to them that a permit was needed, but let them go ahead and finish the work. It was agreed that they did a nice job with the project. Mr. Bernotas was surprised that the Building Official did not flag it for him. He is working to identify all properties that have wetlands so that the owners can be notified. He added that he uses the map that is in their regulations which were adopted in 2011, but uses GIS as an added layer.

- C. Permit #0403-25: Jon Brayshaw, 890 Main Street: Maintenance of drainage channels to remove silt and debris. (Note: Right of Use determination required).

Rebecca Adams noted that this was discussed several meetings ago and had a presentation from Pat Benjamin and it was determined that the activities were a right of agriculture. That does not mean that permits are not required from time to time, depending on the project. Nathaniel Trojanoski noted that the town did not implement most of the recommendations that were recommended in 2011 which is why the applicant is present.

Mr. Trojanoski explained that it is more the problems of why it is silting in that have not been addressed. There is a pile of stone that's been there for at least 11 years and it was also recommended that a sediment pond be installed that was never done. He noted that George Pogmore, the prior owner, could not have done any of the work since the problem was off of his property. Mr. Trojanoski explained that they are trying to make the waterway a waterway again.

Rebecca Adams explained that she will look back through the prior permits. Nathaniel Trojanoski explained that in 2011, the town paid Whitehouse Construction to remove the sediment. Ms. Adams added that they are doing a very nice job on the property and they want to continue to support that. Mr.

Trojanoski added that they are using the 2011 report from the soil scientist as their plan. Ms. Adams explained that Randy Bernotas will work with them moving forward.

D. Permit #0404-25: Middlefield 66 LLC, 8 Higby Road: Construction of a retail store and fueling facility

Nate Kirschner explained that his hope would be that it would be determined that a public hearing is needed and that could be scheduled tonight. Rebecca Adams believed that a public hearing would be required and agreed to look at their calendars. She added that everything will go to the town's engineer and soil scientist so that they can get recommendations. Ms. Adams did not feel they could set a date tonight as she needs to be sure that the engineer and other professionals would be available for the hearing. Mr. Kirschner expected there would be more than one public hearing which is why he thought one could be scheduled tonight. Rebecca Adams was not opposed to setting a public hearing, but explained that there are a number of new members on the commission and they want to do it right.

Mr. Kirschner explained that 8 Higby Road is directly east of Red Fox and across from Victory Tabernacle on the corner lot. It is approximately a 28-acre lot and the applicant has an option for approximately 3.4 acres of it where they are proposing a 6,100 sq.ft. building with a convenience store and most likely a coffee shop with a drive-through. It will also have gasoline and diesel pumps. Along Route 66, there is a DOT drainage ditch which has wetland characteristics and they would need to put in a culvert to allow for crossing the ditch. They have had preliminary discussions with DOT.

There is also a drainage outlet onto the site that collects stormwater from Red Fox as well as two drainage structures on Higby Road. They are proposing additional piping that results in a 2,100 sq.ft. impact, which results in a total of 4,300 sq.ft. of actual impact. They are some higher functioning wetlands in the back of the site that they are proposing to improve with an additional 6,500 sq.ft.

Rob Poturnicki made a motion, seconded by Daria Vander Veer, to schedule a public hearing on permit #0404-25, Middlefield 66 LLC, 8 Higby Road: Construction of a retail store and fueling facility, on Wednesday, May 21, 2025 as part of the regular meeting. Motion carried unanimously.

Nate Kirschner asked about fees and Rebecca Adams explained that she and Randy Bernotas will look at that and provide Mr. Kirschner with that information.

Enforcement Officer's Report

Randy Bernotas stated that he will try to get down to Uncle Bob's site to see if there is anything that should be cleaned up. He would also like to walk the Higby Road site. He will also get all of the information to Brian Curtis.

Daria Vander Veer asked about the house at 43 Lake Shore Drive which disappeared and if the new owners will come to the commission about building a new house. Randy Bernotas will ask Zoning to notify him.

Applications submitted since last meeting

None.

Old Business - items for discussion only

None.

New Business - items for discussion only

None.

Adjournment

Jim Brown made a motion, seconded by Rob Poturnicki, to adjourn the meeting. Motion was carried unanimously.

The meeting was adjourned at 7:14 pm.

Respectfully submitted,

Debi Waz

Debi Waz
Alwaz First