

# **UNAPPROVED**

## **Inland Wetlands & Watercourses Commission - Public Meeting, May 20, 2015**

The Inland Wetlands & Watercourses Commission held a Public Meeting on Wednesday May 20, 2015 at 7:30 P.M. in the Town Council Chambers, Town Hall, 505 Silas Deane Highway, Wethersfield, CT 06109.

Members Present:

Lou Sanzaro, Chairman  
Brent Owen, Vice Chairman  
James Kulpa  
David Herold  
Matthew Zagaja  
Lew Michaels  
David Ambrose  
Lawrence Buck

Also Present: Don Moisa IWWC Agent

2 Persons in the audience

Chairman Sanzaro opened the meeting at 7:30 pm

### **GENERAL COMMENTS**

No comments.

## **PUBLIC MEETING**

Discussion : Carlos Couto, 330 Middletown Ave. Parcel 269-005 . Confirmation of definition of farming as a matter of right. Request for Declaratory Ruling.

Don Moisa explained that this was the same property that the Commission approved a house site plan in February.

Mr. Couto would like to clear and stump the land to create a farm for plants and livestock.

The reason the discussion was brought before the Commission was get clarification of the work to be done, inform the Commission, and confirm that the farming as described by Mr. Couto is permitted as a matter of right.

Attorney Megan Alter of Alter & Pearson described a brief history of the property and the various approvals of land use Commissions.

They then had discussions with the Town Staff of all the land use Commissions on what would be needed for Mr. Couto to proceed with a farm.

Zoning requires a zoning permit which has been submitted and farming is a permitted use in each of the zones where the property is located.

Attorney Alter handed out copies of CGS 22a-40, Section 96-6 of the Wethersfield Inland Wetlands Regulations and CGSA 1-1.

Mr.Couto is going to till the soil, plant crops, and raise livestock for grazing.

Attorney Alter indicated that there are certain things that are not exempt and she wanted to be clear

that they are not proposing to build any roads that are not relating to farming, not going to relocated any watercourse, not going to be filling.

They will be clearing timber, but only related to agricultural use, not mining any topsoil or sand and gravel or peat

Attorney Alter discussed the drainage pipe that that conveys stormwater from Middletown Ave.onto Mr. Cuoto's property.

They had been discussing with engineers extending that pipe and realize they would have to come back before the Commission for a permit as well as for anything in the wetlands unrelated to farming.

Commissioners questioned if this activity was in addition to the previously approved house permit, if this was historically a farm, if they were planning to put up any buildings beside a house, and the types of crops.

Attorney Alter and Mr. Couto responded that Mr. Couto planned to live there, and that based on the growth that some existing trees were 35 yrs old.

Mr. Couto planned to have tomatoes, peppers, sheep and maybe a horse.

Attorney Alter indicated that they may wish to construct a barn sometime in the future and realize that because of the 100 Yr. Flood Zone they would have to come back to the Commission for a permit.

Motion by Commissioner Herold as a Declaratory Ruling, confirming the farming exemption as a matter of right for the proposed clearing and farming within a regulated area seconded by Commissioner Buck.

All voted in favor, motion passed.

## **GENERAL BUSINESS**

1. Approval of Minutes- April 15, 2015  
(LS,BO,JK,DH,MZ,LM,  
Motion by Commissioner Herold seconded by Commissioner Owen to  
Approve the minutes as presented.  
All Commissioners present at the meeting voted in favor. Motion passed
  
2. Correspondence (No Action Required)
  - a. "The Habitat" newsletter
  - b. "Your Environmental Connection" newsletter
  - c. Municipal Inland Wetlands Workshop "Legal and Administrative Updates
  - d. "Pollution Prevention View" newsletter

**ADJOURNMENT**

Chairman Sanzaro Adjourned the meeting at 7:52pm

I hereby certify that the above is a true copy of the minutes approved by the Inland Wetlands & Watercourses Commission.

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Don Moisa, Wetlands Agent

Date