

TOWN OF SHARON  
Inland Wetland & Watercourse Commission  
PO Box 385, 63 Main Street, Sharon, CT 06069

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*Draft minutes until approved at next regular meeting*

November 9, 2020

Chairman Jim Krissel called the regular meeting to order at 6:30 PM in the Chapin Meeting Room with the following members in attendance: Larry Rand, Scott Schreiber, William Trowbridge, Harvey Hayden and Robin Zitter (who was seated for this meeting). Others in attendance: Christopher Francis and Brian Neff. All Covid 19 recommended precautions were in place. Sharon Tingley, Larry Rand, Robin Zitter, William Trowbridge conducted site visits on Saturday with no action taken. Chairman Krissel and LUA Casey made site visits during the month. The Agenda was reviewed and with the removal of an application for 90 Sharon Mountain Road, it was approved as amended and taken in order via motions of Rand/Trowbridge with all in favor. The Chair will meet on site with the owner of 90 Sharon Mountain Road during the next month. The minutes of the meeting held in October stood approved as submitted.

2. **Communications:** No reports on site visits were received. A plant list for the property at 3 West Woods Road #1, as requested, has been submitted and made part of the file.

3. **Old Business: a) 492 Route 7- Construction of house, pool, driveway, septic, retaining walls and solar array:** Christopher Francis of Howland and Associates was in attendance to present the application, which had been tabled in October. This was an additional site visit. The improvements were staked on site and Mr. Francis described the retaining walls in detail. Questions from the Commission included the area of the application showing "*An alternative considered was to have the proposed construction to the outside of the 200' regulated area, but the grading is sloping and this would require substantially more site work and ground disturbance*". The Commission requested information on the amount of disturbance for both the proposed location as well as the alternative location. Members considered the site where the solar array was placed as an alternative as well as the possibility of moving the dwelling closer to the 200' regulated line shown on the drawings. The 100-year flood plain is marked, but the 500-year flood plain is not on the plan. The clearing of trees was questioned – particularly for the steep slope and the scope of their removal. Members suggested a phased and sequenced project plan due to the amount of proposed disturbance.

With the amount of disturbance not specifically detailed, the request for phased and sequenced plans and the need to consider all reasonable and prudent alternatives, motions of Krissel/Schreiber denied this application, without prejudice with all in favor. The applicant may return with the same or different plan at any time.

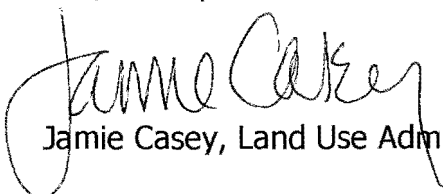
**4. New Business: a) 299 East Street – Installation of a dry well for water softener:** This was a site visit and Member William Trowbridge outlined the location of the proposed dry well. There were questions regarding the amount of discharge, which were answered with the assistance of Brian Neff, Engineer – who was in attendance for another application. The application is also for the installation of an underground propane tank at the north side of the existing structure. Motions of Trowbridge/Rand approved the application as presented with all in favor.

**b) 462 Route 7 – replacement of existing septic system:** This was a site visit and Engineer Brian Neff was in attendance to present the application: Robin Zitter recused herself from discussion or vote. Mr. Neff described the existing 500-gallon steel tank, which is full and failing. The septic plan for the 2-bedroom cottage was submitted and included erosion control during all phases of construction. Motions of Rand/Schreiber approved the application, as presented, with all in favor.

**5. Any other Business:** The proposed meeting schedule for 2021 was presented showing the same meeting to be on the Second Monday of each month at 6:30 PM unless there is a holiday. Motions of Krissel/Rand approved the proposed meeting schedule as submitted with all in favor. If there is no business pending or urgent, the December meeting may be cancelled in anticipation of Covid 19 issues. Members will be advised.

The next meeting, if scheduled, is Monday, December 14, 2020 at 6:30 PM. With no other business, the meeting was adjourned at 7:26 via motions of Krissel/Schreiber with all in favor.

Respectfully,



Jamie Casey, Land Use Administrator/Clerk

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SHARON TOWN CLERK