

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*

March 8, 2021

Chairman Jim Krissel called the regular meeting to order at 6:30 PM in the Chapin Meeting Room under current Covid guidelines. The following members were in attendance: Larry Rand, Scott Schreiber, William Trowbridge, and Robin Zitter (who was seated for this meeting). Others in attendance: Jason Lemon, Ethan and Katherine Burke, Christopher Armero. Scott Schrieber, Robin Zitter, Larry Rand, Mike Dudek, William Trowbridge and Sharon Tingley attended site visits with no action taken. Chairman Krissel and the LUA conducted various site visits during the month. Reports on site visits were entered into the record for 281 Millerton Road (Dudek) and 99 Sharon Mountain Road (Tingley). The Agenda, as posted, was reviewed, approved via motions of Schreiber/Rand and taken in order. The minutes of the February meeting stood approved as written and submitted.

2. **Communications:** None      3. **Old Business:** None


4. **New Business: a) 281 Millerton Road:** Application for construction of a dwelling on an existing foundation, install a septic, using existing well, driveway and electric. This application was previously approved in 2005 with only the foundation, driveway, electric and well installed/constructed. This was a site visit. Owner Jason Lemon presented the application showing the site plan proposed and the existing conditions. Mr. Dudek's notes were entered along with comments by Mr. Schreiber both of whom attended the site visit. Commission members noted that the site was wet – and all of the property is in the jurisdiction of the SIWWC. Due to the previously existing dwelling – which was removed and re-sited in 2005, the health department reviewed the engineered prepared, non-compliant septic design and has conditionally approved the plan. Mr. Lemon stated he is working with the DOH to obtain full approval. Questions from Commission members involved the ability to keep the property "dry" during and following construction. Mr. Lemon stated he is confident he can accomplish that. With the specified installation of double staked haybales during all phases of construction, and the requirement that no lawn be created on the property, motions of Schreiber/Krissel approved the application with Mr. Trowbridge opposing. The application was approved with conditions.


**b) 7 Mudgetown Road:** Christopher Armero, owner, was in attendance to present the application for the demolition of the existing 22 x 18 barn,

replacement with a pole barn structure to be 30 x 18 with a parking area and a septic system to be used as a personal office/garage. This was a site visit. Health department reviewed and approved the engineered septic system for the structure. Comments from Commission members included that there is a very tight area for buildability on this site. There were concerns with two septic systems on the property due to the wetlands and pond shown on the site plan and in the field. Non-invasive vegetation plantings were suggested in order to help with filtration on the property. Tree(s) will need to be removed for the septic system to be constructed. Erosion control, in the specific form of double staked haybales will be on site during all phases of demolition and construction. Although not on the plan provided, Mr. Armero stated that the shown parking area will be smaller in size and the current area of parking will be reclaimed as yard. The house and the new structure will share the existing well. Motions of Trowbridge/Schreiber approved the application – noting all above conditions as well as the notation by the Commission that the buildable area is at its potential maximum. All were in favor.

**c) 99 Sharon Mountain Road:** Owners Ethan and Katherine Burke were in attendance to present the application for the change and addition off the rear of the existing farmhouse in order to create habitable living space. This was a site visit and Sharon Tingley's comments were entered into the record. The site plan shows an extension of a total of 14' off the back of the home. With the need to keep all spoils on site and erosion control in the specified form of double staked haybales, motions of Rand/Schreiber approved the application as presented with all in favor. **d) Proposed subdivision 99 Sharon Mountain Road:** Mr. and Mrs. Burke presented the application for review of this Commission for a two-lot subdivision. The proposed 3.99-acre parcel is at the end of the current lot. There was a similar stand-alone parcel which existed prior to previous owner's merging into 99 Sharon Mountain Road. Although it appeared there were no wetlands on the proposed parcel, Commission members stated that there is a buildable site, which should be out of any jurisdiction of this Commission – taking into consideration possible wetlands areas outside the proposed parcel. With motions of Rand/Schreiber, these minutes will serve as a report to the Planning & Zoning Commission stating such. All were in agreement.

**Other Business:** The BOS has entered a figure into the budget for the currently unfunded position of Wetlands Enforcement Officer. Members were encouraged to be supportive of this position during the budget and hearing process with the BOS and BOF. Assistant Nikki Blass will prepare and attend the next meeting and site visits. The meeting will be held April 12, 2021 at 5:30 with site visits the prior Saturday. With no other business, the meeting was adjourned via motions of Krissel/Schreiber at 7:15 PM with all in favor.

Respectfully,  Jamie Casey, LUA/Clerk

  
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SHARON TINGLEY CLERK