

Wallingford Inland Wetlands and Watercourses Commission

SPECIAL MEETING

Tuesday, May 16, 2023, 5:00 p.m.
24 Mapleview Road
Wallingford, CT

MINUTES

A Special Meeting of the Wallingford Inland Wetlands and Watercourses Commission was held Tuesday, May 16, 2023, at 5:00 p.m. at 24 Mapleview Road. (Original date of meeting, May 9, 2023, had been cancelled and rescheduled and posted as such.)

Present: Chairman Jim Vitali, Vice Chair Debbie Phillips, Nick Kern, Jeffrey Necio, Michael Caruso, Aili Mckeen, Jim Heilman, Caroline Raynis

Others: Patricia Clarke, James Clarke, and Liz Verna (representing abutting undeveloped property owner V. Verna & D. Galati). Tim Clark and Heidi Clark joined the meeting at 5:10 p.m., from the vantage point of their property, 11 Rolling Meadow Drive.

Chairman Vitali convened the Special Meeting at 5:03 p.m. indicated the purpose of the Special Meeting was for the IWWC to conduct a site investigation relative to the Notice of Violation matter for certain unpermitted, unauthorized activities conducted by Patricia and James Clarke on their residential property, known as 24 Mapleview Road, and also regarding certain unpermitted, unauthorized activities conducted by them on the abutting undeveloped property known as 13 Rolling Meadow Road. Erin O'Hare, Environmental Planner, passed out to the attendees copies of the Town Assessor's image of the site annotated with labels of the locations and addresses of the four pertinent properties for orientation purposes.

The Commission walked to the east side of the subject property to observe the alterations that had been conducted in the wetlands and Upland Review Area there as reported in the Notice of Violation, with photographic documentation, issued to the Clarkes on April 25, 2023. Observed were several areas of filling in the marshy area on the 13 Rolling Meadow Drive property that had resulted in obvious elevation changes: gravel deposition, installation of rocks, two pipes with gravel around the pipes with discharge to the wetland, plantings, a small pile of fresh dirt, and a birdbath. This undeveloped property appeared to be 100% wetlands on its western side supporting an open wet meadow/marsh habitat ringed with shrub growth on the north side.

The Clarkes stated that they had conducted all these alterations in an effort to decrease the wetness on their land, to divert storm flows that enter the property from the upgradient property, and to attract wildlife. Mrs. Clarke indicated that the small pile of fresh dirt was put there recently by the contractor but he is going to relocate it. Mr. Clarke indicated that one of

the pipes he installed discharges flows from the house curtain drain and one transports flows from the 11 Rolling Meadow Drive property.

Chairman Vitali indicated all this work had been conducted without permitting and on someone else's property without permission.

The Commission walked north to the northern property line noting the lawn was soft and squishy underfoot indicative of wet soil conditions beneath the grass on the eastern side of the parcel.

The owners of 11 Rolling Meadow Drive, Tim Clark and Heidi Clark, addressed the Commission briefly while standing close to the rear property line of their parcel. They spoke about how the installation of their pool with associated fill 20 years ago had changed the drainage somewhat and indicated Patricia Clarke had installed material to act as a berm to keep flows off her lawn downgradient, these flows back up in sizable storms, and that flows were still an issue today in this vicinity. All agreed the flows pre-development entered the marshy wetland and continue to flow in that direction.

Ms. O'Hare pointed out the location of a 20-foot wide easement located on 15 Rolling Meadow Drive in favor of the 24 Mapleview Road property for a sewage pipe which is depicted on the hand-out. The clarification regarding easement location had been previously requested by Mrs. Clarke.

Chairman Vitali adjourned the meeting at 5:25 p.m.

Respectfully submitted,

Erin O'Hare
Environmental Planner