



**Town of Norfolk**  
**Inland Wetlands Agency**  
**Monday April 4, 2022**  
**Regular Meeting 7:00 pm**  
**Minutes**

**1. Call to Order 7:04**

**2. Roll Call** – Hartley Mead (Chair), Richard Kessin (Acting Secretary), Phil Lovett, sitting for Byron Tucker, IWO Michael Halloran.

**3. Agenda Review** No changes

**4. Approval of Minutes:** Regular Meeting of March 7, 2022; Approved. Moved by Lovett; second, Kessin

**5. Public Comment:** None

**6. New Business:**

#21-021 Adair Mali: work at 289 Grantville Road. Maintenance work in wetlands area

#22-005 All the Tired Horses Farm LLC, 419 Bald Mountain Road. Work in an upland review area

#22-006 Foundation for Norfolk Living, Old Colony Rd. Modification to approved culvert at Haystack Woods

#22-007 Ellen Battell Stoeckel Trust, Mountain Road, proposed work in upland review and wetland areas.

**#21-021:** Maintenance work in wetlands area. The project, originally proposed by Adair Mali, was to build a curtain drain to divert water flow from impinging on a barn. The committee agreed with the plans presented, that a 70 feet long curtain drain would divert the water to an existing culvert under Grantville Road. The culvert was determined to be, by Jim Rollins the contractor, large enough to handle the flow. Accordingly, the committee approved the proposal. Moved: Rich Kessin; second, Phil Lovett.

**#22-005:** Work in an upland review area. Todd Parsons of Lenard Engineering, appeared for the owner, All the Tired Horses Farm LLC. The project, which involves renovation and new construction does not directly impinge on a wetland area. Some disturbance will take place in an upland review area. The main

house will be renovated. The pool will be replaced. Extensive reconstruction of gardens and terraces will take place. Mr. Parsons submitted a Wetlands/Watercourses Delineation Report.

Several buildings have been removed. An old pool will be replaced. Drainage from new construction and minor disturbances will be into a rain garden. The slope of the land in the upland review area provides for good drainage. A discussion occurred about erosion control. The designers will use biodegradable wood chips in wattles, which eventually become part of the soil. (There are several nut bearing American chestnut trees on the property and these will be retained.)

There was no need for approval by the Inland Wetlands Agency. It was decided by the Agency that the WEO could make the determination for approvals.

**#22-006:** The creation of a road leading to Haystack Woods has required a number of modifications, of which the addition of a box culvert should be the last. The plan was submitted to the CT Department of Housing for approval and this triggered a review by CTDEEP and the US Army Corps of Engineers. The ACOE has established guidelines for construction of stream crossings. The plans called for two 42-inch culverts, but the addition of natural material to the floors of the culverts would not allow proper passage of small animals. A technical parameter, called the Openness Ratio, designed to favor the passage of small animals, would not be met.

To meet these requirements, a box culvert has been designed. A new sewer manhole has been added to the roadway to permit access to a sewer line. Plan changes have been made to sheets C3, C4, and C5 of the original plans. A cross section of the box culvert can be found on sheet C8. The new plans meet the Openness Ratio standards. The new culvert is slightly shorter and provides better footing for small animals when excavated stream bed material is added to a depth of about a foot. The Agency decided that no Public Hearing was necessary as this did not change the overall plans of approval. It was noted that the four pages above would be changed and sent to the Wetlands office.

**#22—007 Ellen Battell Stoeckel Trust:** This proposal has two components. The first involves an addition to the Music Shed. The addition to the rear of the building, as well as the flow of water from the roof and other hard surfaces (2800 sq. ft.), must be drained into wetlands behind the building. The elevations will permit drainage to keep the foundation of the Music Shed dry. There is an existing pipe and rip rap and wood chip wattles will be added to be sure that the flow of water is channeled away from the building. The Wetlands committee did not find a need for a Public Hearing as the actual impact to the wetlands was minor with minimal wetlands impact.

The second project involves work in an upland review area, specifically a renovation of The Eldridge Barn for student housing. Part of the project is in the upland review area. The renovated building will be hooked up to town sewage and an old septic tank will be emptied and filled with sand. The renovated building will have a handicapped entrance and a small parking lot with permeable pavers. In the course of construction concrete and asphalt will be removed. The Wetlands committee did not find a need for a Public Hearing.

Both projects were approved. Motion by Kessin, second by Lovett

**7. Old Business: None**

**8. WEO Report (received)**

**9. Communications and Bills**

**Minutes of P&Z regular meeting of March 8, 2022 (received)**

**10: Adjournment: 9:00PM**

Richard Kessin, Acting Secretary, April 11, 2022