TOWN OF SOMERS
Conservation Commission
600 Main Street

REGULAR MEETING
WEDNESDAY, OCTOBER 7, 2026
7:00 PM TOWN HALL
MINUTES

I. CALL TO ORDER

Chairperson Joan Formeister called the meeting to order at 7:00 p.m. The commissioners in attendance were Dan Fraro, Candace Aleks, Drew Kukucka, and Sydney Flowers. Joanna Shapiro, the Town of Somers Wetlands Agent, was also present.

Candace Aleks made a motion to move Old Business agenda item #1 to follow the New Business application discussions, as no one was present for it at this meeting. Dan Fraro seconded. All were in favor, and the motion carried.

II. NEW BUSINESS

1. **Application #832: 187 George Wood Rd.** Extension of driveway, concrete pad, and garage in the Upland Review Area. Deborah Hardy.

Deborah Hardy and Richard Veduccio were both present at the meeting and are seeking to install a 600-square-foot prefabricated garage and a smaller shed on existing concrete slabs. They received approval from the Somers Land Use Department in July 2026 to install the concrete slabs, but later encountered issues with the building permit process due to possible wetlands on the property.

Deborah Hardy reported that they hired George Logan, a registered soil scientist with REMA Ecological Services, LLC, to delineate wetlands, a task he completed on September 11, 2026. The report he provided indicated that the identified wetland is 100 feet from the slabs and that no wetland permit is required for the structures. Therefore, the applicants are requesting an administrative resolution to avoid a full wetlands application, citing the time and expenses already invested. Town regulations specify 500 square feet for administrative approval by the wetlands agent. The garage size (600 sq ft) is significant and cannot be approved by the wetlands agent alone.

The location of a brook/watercourse were debated, impacting the upland review area calculations. Based on most maps, there is an identified watercourse that runs along the eastern side of the property, meets up with Wright's Brook, and is part of the Scantic River watershed. The report provided by REMA Ecological Services did not identify this as a watercourse.

Regardless of whether the channel is considered a regulated watercourse, a wetland area was delineated by REMA, and concerns were raised about work done within the upland review area of

the wetland without a permit, mainly the driveway extension to the concrete slab. The wetlands agent explained that this wetland permit process is intended to address past issues in which work was done without a wetland permit. Deborah Hardy explained that she was unaware that a wetland permit was required and that the Land Use Department had approved the concrete slab installation. Joanna Shapiro stated that she informed the concrete slab contractors that a wetland permit would be required, but they never followed through, and this project continued without the wetland agent's awareness.

The applicants expressed frustration with the perceived lack of communication and the lengthy process. The wetlands agent clarified that this process is a "friendly way to clear things up", rather than issuing a notice of violation for prior work completed in the Upland Review Area of the identified wetland. The wetlands agent noted that the work impacting wetlands had already been done which was the driveway extension and slab and would have required a wetland permit.

The wetland agent informed the applicant that, in the meantime, the on-site soil stockpile needs erosion control measures in place until it is removed (e.g., hay bales or a tarp). She stated that this should have been completed soon after her site visit, when she informed the applicant.

The commission acknowledged the applicant's efforts and the potential for an expedited resolution, possibly through a special meeting. Legally, the commission cannot approve this for at least 14 days, and meetings are held monthly, with the next one on November 04. The commission decided to meet on October 22 for a special meeting to act on this application. The wetlands agent will follow up with Mike Anthony, the building inspector, as soon as she can provide the permit following the commission's approval.

2. **Application #833: 120 Scully Rd.** New house with associated grading and drainage in the Upland Review Area. Adam Patsun.

   Michael Mocko, Environmental Consultant, presented the building plans for the new house being built on an old lot (circa 1960s). The lot has a small, intermittent stream with associated wetlands, receiving runoff from Skyridge Drive. The lot is flat and sandy, with groundwater potentially 2 feet deep seasonally.

   The application proposes work within the upland review area, with no work planned in the wetlands themselves. Foundation drains and the house are within the upland review area. The well, septic system, and driveway entrances are located outside the upland review area. The town sanitarian is reviewing the septic system placement, which is on the line of the upland review area.

   A silt fence will be installed to protect wetlands during construction. The commission proposed that standard erosion controls, one to two permanent wetland markers installed, and site revegetation be required, with the option to establish additional native vegetation as a formal buffer. The presence of trees along the stream was noted as beneficial for protection and should not be removed. The wetland agent will walk the site soon.

III. OLD BUSINESS

1. **SHOW CAUSE HEARING (continued) - ORDER TO CEASE AND CORRECT VIOLATION. 47 Old Hampden Road.** Site Work causing Erosion and Sedimentation of a Watercourse. Juliano Family One LLC.

   An update was provided regarding ongoing efforts to address erosion and sedimentation of a watercourse. A letter from Reynolds Engineering Services LLC was presented, outlining their plans. The engineer, Mark Reynolds, from the above-mentioned company and the wetlands agent met on 9/15 to discuss the town's requirements. A survey has been conducted, and a soil and wetland scientist is scheduled to flag wetlands along Old Hampden Road on October 19th. The engineer is developing a stormwater management plan as well as an erosion and sediment control plan, and will submit for our review by 10/28, in advance of the next meeting. The commission discussed the existing infiltration basin and its stability; concerns about controlling runoff at the top of the site and maintaining the basin; the issue of soil from dirt-biking trails; and the effectiveness of silt fencing and riprap. A site walk with the commission is being planned after the soil scientist has completed their work. Tentatively on 10/27 or 10/29 at 4:30 pm.

IV. AUDIENCE PARTICIPATION - *Items not on the agenda or coming before the commission*

n/a no audience

V. STAFF REPORT

1. 42 Dillenback Road: Construction of the house has been completed. Dredging of a pond and forestry work are complete. Spoils have been stabilized, screened, spread, and graded. A bond for this work is being held until establishment of vegetation.
2. 39 Pheasant: Bond released for a single lot on the pond with significant invasives (knotweed). The owner will continue efforts to control invasives.
3. Havenwood: Construction of multi-family units is ongoing. The renovation of an old detention basin was postponed to next year due to time constraints.
4. 93 Brittany Lane: Issue with an unpermitted concrete basketball court between a pool and a wetland. The pool construction company claims they did not do the court work. Investigation is ongoing.
5. Several inquiries for in-ground pools, garages in the upland review area, and a two-lot subdivision on Field Road are expected.
6. Scantic River Watershed Plan effort is back in full swing. A presentation on water quality trends was attended. A steering committee meeting had low attendance from some towns, indicating a need for more outreach. A commission member participated in stream walk training to document observations along the Scantic River and its tributaries.

VI. CORRESPONDENCE AND BILLS

1. No bills were presented.

2. Correspondence included information about the CACIWC (Connecticut Association of Conservation and Inland Wetland Commissions) conference on 11/14 and membership renewal fees. Members are encouraged to review the conference materials and indicate their interest before October 22.

VII. MINUTES APPROVAL: September 2, 2026 regular meeting

Drew Kukucka made, and Candace Aleks seconded, a motion to approve the September 02, 2026, minutes as written. Motion carried.

VIII. ADJOURNMENT

Candace Aleks made a motion, and Dan Fraro seconded; a motion to adjourn the meeting. Motion carried. Meeting adjourned at 8:24 pm.

Respectfully Submitted, Sydney Flowers
MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING