

TOWN OF MONTVILLE
INLAND WETLANDS COMMISSION
310 NORWICH NEW LONDON TURNPIKE
UNCASVILLE, CONNECTICUT 06382
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SPECIAL MEETING MINUTES
Thursday, October 22, 2015 7:00 p.m.
LOCATION: MONTVILLE TOWN HALL, *Council Chambers*

1. Call to order: Chairman Brush called the October 22, 2015 Inlands Wetlands Meeting to order at 7:00 pm.
2. Roll call: In attendance were Commissioners Brush, O'Bday, Riske, Houk and Greiner. Absent were Commissioners Berardy and Deranleau. Staff present: Colleen Bezanson.
3. Minutes
 - a. Approve the minutes of the September 17th Meeting
Motion made by Commissioner O'Bday and seconded by Commissioner Riske to approve the September 17th minutes.

Voice Vote 5-0. MOTION CARRIED
 - b. Approve the minutes of the October 6th Special Meeting
Motion Made by Commissioner Houk and seconded by Commissioner O'Bday to approve the October 6th Special meeting minutes.

Voice Vote 4-1-0. MOTION CARRIED. Commissioner Brush abstained.
4. **Public Hearings: None**
5. **Show Cause Hearings:**
 - a. **Marion Stanavage:** Cease and Desist Order for the clearing of trees on the property located at 20 Connecticut Boulevard, Montville, CT As shown on Map 97 Lot 128.

Colleen Bezanson stated that the applicant was out of state. Mr. Stanavage had decided not to have the property reseeded by the company recommended by Bob Russo, soil scientist for the Town of Montville. Staff was working with the new company to verify the new seed mix will work. A discussion was held.

MOTION made by Commissioner Greiner and seconded by Commissioner O'Bday to continue this item to the next meeting.

Voice Vote 5-0. MOTION CARRIED.
6. **Remarks from the public relating to items on the agenda:**
Chairman Brush asked three times if there were any remarks from the public relating to items on the agenda. There were none.

7. Old Business:

- a. **Doreen Mrowka:** An application for the construction of a 3 bay automotive repair facility and associated parking within a regulated area on the property located at 96 Route 163, Uncasville, Ct. As shown on Assessor's Map 73 Lot 55A

Mrs. Bezanson gave a breakdown of the plans as follows; The application is for an 3 bay automotive repair facility with associated grading. This project was previously withdrawn by the applicant because there had been work done on an abutting property without the owner's approval. The property in question has now been purchased by the applicant. The retaining walls that abuts the rear of the property was put in place without any permits but is now incorporated into this permit.

Attorney Harry Heller addressed the Commission on behalf of the applicant. He stated Professional Engineer, Robert Schuch was also present at the meeting. He gave a breakdown of the plans in detail. Including but not limited to:

- There was a pollution plan prepared by Mr. Robert Schuch
- There would be no floor drains in the building
- Any waste will be put in a storage tank and removed from the property

Attorney Heller submitted a revised pollution plan into record, dated 10/22/2015. A discussion was held.

MOTION made by Commissioner Riske and seconded by Commissioner O'Bday as follows: After giving due consideration to all relevant factors including those in Section 10 and or Section 4 of the Montville Inland Wetland Regulation and Section 22a-41 of the Connecticut General Statutes, I move to approve application 215 IWC 25 **Doreen Mrowka:** An application for the construction of a 3 bay automotive repair facility and associated parking within a regulated area on the property located at 96 Route 163, Uncasville, Ct. As shown on Assessor's Map 73 Lot 55A as depicted on the plans titled "Property Survey Proposed automotive repair facility Property of Doreen Mrowka located at 96 Route 163 Montville, Ct. Prepared by Star Surveying dated 9/15/15 and the application and narrative dated 9/15/15.

Standard Reasons for Approval

1. The environmental impact of the proposed project does not have a significant effect on the inland wetland's and watercourse's capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and groundwater, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety.
2. The Commission has determined that the relationship between the short-term uses of the environment and the maintenance and enhancement of long-term productivity will have no impact on the surrounding wetland system.
3. The proposed activity will not have irreversible and irretrievable commitments of resources.

4. The proposed project will not change the character and or add degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property.
 5. The proposed activity use is suitable to the area.
 6. The applicant has taken all feasible measures to mitigate the impact of any aspect of the proposed regulated activity.
- Voice Vote 5-0. MOTION CARRIED

8. New Business:

- a. **Stephen Acerbo/Nelson Conrad et al:** An application for a timber harvest with no crossings on the property located at 486 Fitch Hill Rd Westerly Side, Uncasville, Ct. As shown on Assessor's Map 47 Lot 51.

Mrs. Bezanson stated the property had been logged before. There would be no wetlands crossing. However, there were wetlands on the property.

Stephen Acerbo addressed the Commission. He stated the roads were already in and no additional ones would be needed. A discussion was held.

MOTION made by Commissioner Houk and seconded by Commissioner O'Bday as follows: After giving due consideration to all relevant factors including those in Section 10 and or Section 4 of the Montville Inland Wetland Regulation and Section 22a-41 of the Connecticut General Statutes, I move to approve the application below as a Permitted Use as of Right because there will be no crossing of any wetland system and/or the creation of any new roads 215 IWC 27 **Stephen Acerbo/Nelson Conrad et al:** An application for a timber harvest with no crossings on the property located at 486 Fitch Hill Rd Westerly Side, Uncasville, Ct. As shown on Assessor's Map 47 Lot 51 as depicted on the plan titled "486 Fitch Hill Rd Timber Harvest Area Map dated October 5, 2015.

Voice Vote 5-0. MOTION CARRIED

- b. **Robert Milefski:** Transfer and Renewal of Application 205 IWC 40M for activities in regulated areas associated with the construction of a new house on the property located at 35 Hidden Acres Rd, Uncasville, CT. As shown on Assessor's Map 8 Lot 24.

Mrs. Bezanson stated; The permit was granted with modifications in June of 2006, under the previous owners name. She indicated that because the permit was issued in a specific time frame the permit was actually good for 9 years. The expiration date was June 2015. She stated that the septic system was put in prior to the permit expiring however the construction of the house has not been completed. A discussion was held.

MOTION made by Commissioner Greiner and seconded by Commissioner O'Bday as follows: The Commission transfers Permit 205 IWC 40M to Robert Milefski with the approved plans titled "Plot Plan 35 Hidden Acres Rd Prepared for Robert Krajewski Montville, Ct Prepared by Dutton & Johnston, LLC revised to 5/24/06.

Standard Reasons for Approval

1. The environmental impact of the proposed project does not have a significant effect on the inland wetland's and watercourse's capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and groundwater, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety.
2. The Commission has determined that the relationship between the short-term uses of the environment and the maintenance and enhancement of long-term productivity will have no impact on the surrounding wetland system
3. The proposed activity will not have irreversible and irretrievable commitments of resources.
4. The proposed project will not change the character and or add degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property.
5. The proposed activity use is suitable to the area.
6. The applicant has taken all feasible measures to mitigate the impact of any aspect of the proposed regulated activity.

Voice Vote 5-0. MOTION CARRIED

MOTION made by Commissioner O’Bday and seconded by Commissioner Greiner as follows: After giving due consideration to all relevant factors including those in Section 10 and or Section 4 of the Montville Inland Wetland Regulation and Section 22a-41 of the Connecticut General Statutes, I move to approve application 215 IWC 28 **Robert Milefski:** Renewal of Application 205 IWC 40M for activities in regulated areas associated with the construction of a new house on the property located at 35 Hidden Acres Rd, Uncasville, CT. As shown on Assessor’s Map 8 Lot 24 as depicted on the plan titled “Plot Plan 35 Hidden Acres Rd Prepared for Robert Krajewski Montville, Ct Prepared by Dutton & Johnston, LLC revised to 5/24/06.

Voice Vote 5-0. MOTION CARRIED

Standard Reasons for Approval

1. The environmental impact of the proposed project does not have a significant effect on the inland wetland's and watercourse's capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and groundwater, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety.

2. The Commission has determined that the relationship between the short-term uses of the environment and the maintenance and enhancement of long-term productivity will have no impact on the surrounding wetland system.
3. The proposed activity will not have irreversible and irretrievable commitments of resources.
4. The proposed project will not change the character and or add degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property.
5. The proposed activity use is suitable to the area.
6. The applicant has taken all feasible measures to mitigate the impact of any aspect of the proposed regulated activity.

Voice Vote 5-0. MOTION CARRIED

9. Correspondence: None

10. Other Business: None

11. Executive Session: None

12. Adjourn

Motion made by Commissioner O'Bday and seconded by Commissioner Riske to adjourn the meeting at 7:40 p.m.

**Respectfully submitted by, Heidi-Lee Jacobs, Minutes Clerk for the Town of Montville.
AN AUDIO RECORD OF THIS MEETING IS ON FILE IN THE MONTVILLE TOWN
CLERK'S OFFICE.**