

TOWN OF MONTVILLE
INLAND WETLANDS COMMISSION
310 NORWICH NEW LONDON TURNPIKE
UNCASVILLE, CONNECTICUT 06382
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MEETING MINUTES

Thursday, September 17, 2015 7:00 p.m.

LOCATION: MONTVILLE TOWN HALL, *Council Chambers*

1. **Call to order:** Chairman Brush called the 9/17/215 Inlands Wetlands meeting to order 7:00 p.m.
2. **Roll call:** In attendance were Commissioners Brush, Riske, Houk, Berardy and Deranleau. Absent were Commissioners O'Bday and Greiner. Staff present: Colleen Bezanson.
3. **Minutes**
 - a. Approve the minutes of the August 20th meeting
4. **Public Hearings:** None
5. **Show Cause Hearings:** None
6. **Remarks from the public relating to items on the agenda:** Chairman Brush asked three times if there were any remarks relating to items on the agenda. There were none.
7. **Old Business:**
 - a. **Merle & Jill Johnson:** An application for driveway construction on the property located at 1620 Route 163, Oakdale, CT. As shown on Assessor's Map 63 Lot 30-8.

Ms. Bezanson stated this permit was for a single driveway, approximately 1000 sq ft. The Juniper Farms subdivision was granted in 1999. Since then the application for the driveway has been renewed the maximum number of times allowable. Therefore this is to be considered a new application. At this time no work has been conducted and the narrative is to remain the same. Driveway length is approximately 547 feet long.

MOTION made by Commissioner Houk and seconded by Commissioner Riske 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 19 **Merle & Jill Johnson:** An application for work within a regulated area on the property located at 1620 Route 163, Montville, Ct. As shown on Assessor's Map 63 Lot 30-8 as depicted on the plan titled "Driveway construction within Regulated Area on Lot 8 (Juniper Farms Subdivision) 1620 Route 163 dated 8/15/10 and the application dated 7/28/15 with the original narrative from 205 IWC 36 titled " Narrative Description and Construction Sequence Relative to Driveway Construction for Access to Lots 30-7 and 30-8 in the Juniper Farms Resubdivision of Merle Johnson and Jill B Johnson.

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void.

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

- b. **Carl Jensen:** An application for activity within a regulated area on the property located at 1391 Old Colchester Road, Oakdale, Ct. As shown on Assessor's Map 44 Lot 4-5.

A site walk was completed by Commissioners Brush and Houk on September 9th, 2015. They stated that there were many trees on the ground.

Carl Jensen of 1620 Route 163, Oakdale CT addressed the Commission. He stated he would be adding trees back as well as landscaping the property. He stated he would not overcrowd the area with landscaping. A discussion was held.

A MOTION was made by Commissioner Houk and seconded by Commissioner Deranleau 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 22 **Carl Jensen:** An application for activity within a regulated area on the property located at 1391 Old Colchester Road, Oakdale, Ct. As shown on Assessor's Map 44 Lot 4-5 as depicted on the plan titled "Residential Property Alteration Description. Homeowner Performed Residential Tree Clearing, Additional Drawing by Carl Jensen dated 8-17-15" and the application and narrative dated 8/11/15.

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void.

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

- c. **Advanced Associates, LLC:** An application for the construction of a 10,000sf building on the property located at 410 and 412 Maple Avenue, Uncasville, CT. As shown on Assessor's Map 31 Lots 2 & 2A.

Ms. Bezanson stated A permit was granted for this piece of property for the interior road access in 2009. The current proposed project is an industrial building that is 200 feet long by 50 feet wide. Building will be used as leased flex space. The access will be from the exiting road only and no outside storage will be allowed. Only a water well and propane tanks will be stored outside of the building. To ensure that there is no access to the wetland system to the rear of the building a stone wall will be constructed and signage will be used to further call out the area. An access strip for emergency egress purposes will abut the wall and will be seeded. The area has been disturbed in the past when the roadway was put in. Soil scientist report attached with recommendations. A discussion was held.

A MOTION was made by Commissioner Riske and seconded by Commissioner Berardy 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 23 **Advanced Associates, LLC:** An application for the construction of a 10,000sf building on the property located at 410 and 412 Maple Avenue, Uncasville, CT. As shown on Assessor's Map 31 Lots 2 & 2A as depicted on the plan titled " Site Development Plan Prepared for Advanced Associates, LLC 410 & 412 Maple Ave Montville, Ct. Prepared by Advanced Surveys, LLC revised to August 2015 with the application and narrative dated 8/12/15.

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void.

Conditions of approval are:

1. Installation and maintenance of silt fence supported by staked hay bales, minimize grading and construction directly adjacent to wetlands.
2. Installation of a storm water detention/treatment structures be included on the plan and reviewed by the Town Engineer prior to the start of construction. Such system to be a combination of pervious pavement in front of the proposed building and/or instillation of a catch basin and sub service porous drainage system that will overflow to the existing stone swale.

3. Extension of the proposed stone wall as a barrier to sediment and encroachment.
4. Comments of the Town Engineer letter dated September 17, 2015 must be addressed.

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

- d. **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

Ms. Bezanson stated that the applicant had submitted a letter requesting an extension.

Attorney Heller addressed the Commission. He stated that the plans were complete. He explained the difference between the old set of plans and the new ones.

A MOTION made by Commissioner Deranleau and seconded by Houk to set a sitewalk for October 8th, 2015 at 6:00 pm.

Voice Vote 5-0. MOTION CARRIED

A MOTION to continue made by Commissioner Houk and seconded by Commissioner Riske to continue this item to the next meeting.

Voice Vote 5-0. MOTION CARRIED

8. New Business:

- a. **Bruce Duchesneau:** An application for a Subdivision review with no activities within any regulated areas as shown on the property located at 47 Sharp Hill Rd, Uncasville, Ct. As shown on Assessor's Map 23 Lot 63.

Colleen Bezanson stated that Attorney Heller would represent the application. Attorney Heller addressed the Commission. He gave a breakdown of the plans. Seven new houses would be built at the end of Carol Drive. A discussion was held. Staff does not believe it is in a permitted area.

A MOTION was made by Commissioner Deranleau and seconded by Commissioner Houk as follows; this is not an activity in a regulated area and a favorable report will be sent.

Voice Vote 5-0. MOTION CARRIED

9. Correspondence:

- **East Connecticut Conservation Letter**
- **East Lyme Notice**

10. Other Business:

- Ms. Bezanson stated that there was an issue at 20 Connecticut Blvd. Mr. Stanowicz came in for a permit to cut down trees on his property. The application was still on. Ms. Bezanson had visited the site. There was an oil slick in the waster in the wetlands area. She provided two sets of pictures. She stated everything around the wetlands area had been destroyed. There were almost no trees left. She gave a breakdown of the original permit. A discussion was held. A sitewalk, date to be posted as such they will determine if they want to see the applicant at the next meeting.
- Ms. Bezanson state this was her last night as the Wetlands agent as she had been promoted.

11. Executive Session: None

12. Adjourn

MOTION made by Commissioner Houk and seconded by Commissioner Riske to adjourn the meeting at 8:23 pm.

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.