

TOWN OF MONTVILLE
INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JUNE 21, 2018 – 7:00 P.M.
LOCATION: MONTVILLE TOWN HALL, Council Chamber
310 NORWICH-NEW LONDON TURNPIKE
UNCASVILLE, CONNECTICUT 06382

1. CALL TO ORDER

Chairman Brush called the meeting to order at 7:00.

2. ROLL CALL

Present: Chairman-Doug Brush, Vice-Chairman Charles O’Bday III, Secretary Philip Houk, Commissioners Sandra Berardy, Jessica LeClair (arrived 7:04), Anthony Tufares.

Absent: Full Vacancy, Alt. Vacancy, Alt. Vacancy

Attending: none

3. MINUTES: Approve the Minutes of the May 17, 2018 Regular Meeting.

MOTION: (Berardy/O’Bday) to approve the May 17, 2018 minutes as presented.

Vote: Approved Unanimously.

4. PUBLIC HEARINGS-none

5. SHOW CAUSE HEARING (s)-none

6. REMARKS FROM THE PUBLIC (not relating to items on the agenda)-none

7. OLD BUSINESS:

A. 218IWC10 5 Herschler Road (Map 53 Lot 10) Applicant CIL Reality, Inc.-Property Owner English NL Cong. Of Jehovah’s Witness for the removal of a portion of existing parking area within the upland review area.

Todd Parsons, engineer for the CIL Reality stated there have been no changes to the plan since its presentation to the Commission at May’s meeting.

CIL Reality plans to remodel the interior of the building to house six group home residents. They will be removing the existing parking lot (26,300 SF) and reconstructing and then installing a smaller 12 car parking lot. There will be new top soil and seeding where the old parking lot was taken out and not replaced. There are no direct wetlands impact but approximately 1500 SF feet of the new parking lot will be in the upland review. Existing lighting poles in the parking lot will be taken down and any new lighting will be placed on the buildings.

MOTION: (Berardy/O’Bday) After giving due consideration to all relevant factors, including those in Section 10 of the Montville Inland Wetland regulations and Section 22a-41 of the Connecticut General

Statutes, I move to to approve the application #218IWC10 5 Herschler Road (Map 53 Lot 10) Applicant CIL Reality, Inc.-Property Owner English NL Cong. Of Jehovah's Witness for the removal of a portion of existing parking area within the upland review area as more fully described in the application and on the plan entitled, "218IWC10 5 Herschler Road (Map 53 Lot 10) Applicant CIL Reality, Inc.-Property Owner English NL Cong. Of Jehovah's Witness, dated April 30, 2018" with the standard reasons for approval.

Vote: Approved. In favor- Brush, Charles O'Bday III, Houk, Sandra Berardy, Anthony Tufares. Opposed-none. Abstaining-LeClair

8. NEW BUSINESS

A. 218IWC11 70 Williams Road (Map 44 Lot 14-2) Applicant/Owner GHNN Holdings, LLC-8-Lot Re-subdivision Review with no regulated activities.

Damian Sorrentino, CSS Boundaries LLC, representing the applicant addressed the Commission and gave an overview of the project. He stated the re-subdivision was located in the R-40 zoning district and the proposed lots meet or exceed the minimum lot size required by regulation. The northeast lot is bordered by GC of Jewitt City LLC. Conceptual plans show that the closest wetlands activity will be E&S controls which are 207' from any wetlands on lot 4. The owner of the property will be contributing a portion of lot A to GC of Jewitt City LLC to make their lot more conforming as it is a non conforming lot. Once the portion of lot A is contributed there will be no other wetlands impact with the exception of the E & S controls on lot 4.

D. Sorrentino stated that the applicant is not required to request a, "Permit to Conduct Regulate Activity," as the re-subdivision proposes no regulated activity. They are requesting a favorable report of finding that the proposed re-subdivision will have no impact on regulated inland wetland or watercourses located upon, or adjacent to, the subject property.

MOTION: (O'Bday/LeClair) After giving due consideration to all relevant factors, including Montville Inland Wetland Regulations and Chapter 440 of the Connecticut General Statutes, I move that the Commission forward a favorable report to the Montville Planning and Zoning Commission for Application, # 218IWC11 70 Williams Road (Map 44 Lot 14-2) Applicant/Owner GHNN Holdings, LLC-8-Lot Re-subdivision, as more fully described in the application and supporting documents, dated June 11, 2018 and a plan entitled, 218IWC11 70 Williams Road (Map 44 Lot 14-2) Applicant/Owner GHNN Holdings, LLC-8-Lot Re-subdivision. Vote: Approved Unanimously.

B. 2181WC12-105C Lake Drive (Map 108 Lot 72) Applicant/Owner Victoria Snarski-Repair of existing wall and placement of riprap within the review area.

John Snarski informed the Commission that due to ice damage over the winter the 34' stone wall along the lake needs repair. He would like to take advantage of the lowering of the lake in the summer. Snarski stated the rip rap would be replaced along with concrete block and rebuilding the field stone wall. He may remove two trees depending on what he finds when repairing the wall. The purpose of repairing/rebuilding the wall is to prevent further erosion.

MOTION: (O'Bday/Houk) to conduct a site walk at 105C Lake Drive on July 16, 2018 at 7:00 PM. Vote: Approved. In favor- In favor- Brush, O'Bday, Houk, Sandra Berardy, LeClair. Opposed-none. Abstaining- Anthony Tufares.

MOTION: (O'Bday/LeClair) to table 2181WC12-105C Lake Drive (Map 108 Lot 72) Applicant/Owner Victoria Snarski-Repair of existing wall and placement of riprap within the review area until the July 19, 2018 meeting. Vote: Approved. In favor- In favor- Brush, O'Bday, Houk, Sandra Berardy, LeClair. Opposed-none. Abstaining- Anthony Tufares.

C. 2181WC13-166 Chesterfield Road (Map 30 Lot 2-1) Applicant Steven Carrol, owner Town of Montville-Drainage work within the bus garage parking and driveway within a regulated area.

(Commissioner Berardy recused herself from the discussion as she is a member of the Board of Education.)

Robert Russo CSS, CLA Engineers, INC. presented the application on behalf of the Town of Montville. He stated there is ground water that seeps into the corner of the bus parking lot and then runs down to the drainage swale. In the winter the water freezes and creates a dangerous condition.

The purpose for the project is to improve the drainage at the bus parking lot. The lot is paved with parking for busses and cars. The existing parking lot was partially constructed in a cut and intersected a spring. As a result, surface water drains across the lot during the spring and winter, resulting in a dangerous icing condition. The location of the proposed improvements is predominately located within the paved portion of the facility and would serve to collect the groundwater breakout and surface water runoff and route it directly to the road side swale. Local storm water drainage in Chesterfield Road is currently a combination of a closed drainage system and sheet flow.

The onsite wetlands include an intermittent watercourse system that provides very limited wetland functions. The proposed improvements will not disturb additional wetland and will greatly improve the safety of the site. Based on the small area of soil disturbance and the limited amount of work proposed, CLA believes the work can be conducted with minimum potential for wetland impact.

The Commission asked B. Russo to consider an oil separator and to present the plan for the separator at the next meeting. He stated he would like to have the work done over the summer before the new school year started.

MOTION: (LeClair/O’Bday) to conduct a site walk at 166 Chesterfield Road on July 16, 2018 at 7:30 PM. Vote: Approved. In favor- Brush, O’Bday, Houk, Sandra Berardy, LeClair. Opposed- none. Abstaining- Anthony Tufares.

MOTION: (O’Bday/Houk) to table 2181WC13-166 Chesterfield Road (Map 30 Lot 2-1) Applicant Steven Carrol, owner Town of Montville- Drainage work within the bus garage parking and driveway within a regulated area until the July 19, 2018 meeting. Vote: Approved. In favor- Brush, O’Bday, Houk, Sandra Berardy, LeClair. Opposed- none. Abstaining- Anthony Tufares.

(Commissioner Berardy rejoined the Commission at 7:50)

9. Correspondence

CT Wildlife
Eversource notice of removal of beaver dam
ECCD Outlook

10. Other Business:

None

11. Executive Session:

None

12. Adjournment:

MOTION: (O’Bday/Houk) to adjourn at 7:52

Respectfully Submitted

Sue Spang
Recording Secretary

