

Draft

approved by Commission on _____

**TOWN OF MONTVILLE
INLAND WETLANDS COMMISSION
310 NORWICH NEW LONDON TURNPIKE
UNCASVILLE, CT 06382
PHONE (860) 848-8549 FAX (860) 848-2354**

MINUTES OF MEETING

7:00 PM

July 16, 2009

LOCATION: MONTVILLE TOWN HALL, *Council Chambers*

1. **Call to order:** Commissioner Brush called the meeting to order at 7:00pm.
2. **Roll Call:** A quorum was present. In attendance were Commissioners Bartholomew, Beauchene, Johnson, Brush, Taylor and Riske. Staff present was Colleen Bezanson, Inland Wetlands Agent/Planner II. Absent were Commissioners O'Bday and Whittaker
3. **Minutes:**
 - a. Approve minutes of Meeting June 18, 2009. **Motion to approve** by Commissioner Johnson, seconded by Commissioner Taylor. **6-0 favor, Motion carried.**
 - b. Approve minutes of Special Meeting/Site Walks July 9, 2009. **Motion to approve** by Commissioner Riske, seconded by Commissioner Bartholomew. **3-0-3 favor, Motion carried.** Commissioners Bartholomew, Brush and Beauchene abstained.
4. **Public Hearings:** none.
5. **Show Cause Hearings:** none.
6. **Remarks from the public relating to items on the agenda:** Joyce Medeiros of 15 Gay Hill Rd, Uncasville CT asked if an environmental study was going to be done for the cluster of homes before the Commission on 120 Gay Hill Rd. Commissioner Brush stated that there had not.
7. **Old Business:**
 - a. **James F Hanrahan Jr.:** An application for the construction of a beach on the property located at 67 Cottage Rd, Oakdale CT. As shown on Assessor's Map 63 Lot 15A.
Ms. Bezanson reviewed staff report stating application was for a creation of a 2,000 sq ft beach area on the property. She stated that the majority of the area contained docks but not many beaches. Staff was concerned about sloping area with washout of sand.
Commissioner Taylor asked Attorney Heller about the grading plans. Attorney Heller stated that they were going to remove topsoil down to the gravel and back fill with beach sand. He stated sand & gravel was highly permeable with little washout.

Commissioner Brush asked if applicant had received permit to clear the 50ft area. Attorney Heller stated area was already clear prior. Discussion was held.

Motion to approve by Commissioner Johnson, 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, and to the evidence presented and to the Commission's knowledge of the property and area, I move to approve application 209 IWC 8 **James F Hanrahan Jr.**; An application for the construction of a beach on the property located at 67 Cottage Rd, Oakdale, CT. As shown on Assessor's Map 63 Lot 15A as shown on the plan titled "Improvement Location Plan Proposed for James Hanrahan 45 Cottage Street Montville, CT Proposed House and Septic. Prepared by CME/CPK Design Group 119 Broadway, Norwich CT revised to 11/2/2003 and the application and narrative dated 6/01/09. Standard reasons for approval apply. Seconded by Commissioner Taylor **6-0 favor, Motion carried.**

- b. **9R Burlake LLC:** An application for a cluster subdivision on the property located at 120 Gay Hill Rd, Uncasville CT. As shown on Assessor's Map 23 Lot 3.

Ms. Bezanson explained the original application that was approved by Commission was for 27 lots, and had +/- 12,000 sq ft. of disturbance of upland review area. Revised application is for 40 lots with 26,800 sq ft. disturbance of upland review area, 1,200 sq ft. watercourse disturbance if the Commission chooses. She also stated that Commissioners Taylor, O'Bday, Bartholomew and Riske walked the site on 7/09/09. She also stated that the revised plans were submitted to the office on 7/15/09.

Attorney Heller gave presentation of the new subdivision plan.

He entered the following into the record: 1. Soil Scientist report by John Ianni dated July 2009, 2. Fonotto vs. Seymour IWC 3. Financial Analysis for Property.

John Ianni, a professional Soil Scientist from Coventry CT spoke in regards to the analysis he had done on the property in June 2009. He stated there would be no significant impact to the wetlands.

Engineer Mike Tarbell also spoke with regards to the application plans. Commission discussed if the proposed activities were to be considered a significant activity. The Commission went through the seven criteria and found that the activities were not significant. Ms. Bezanson read into record the Town Engineers report dated July 15, 2009.

Motion to continue to August meeting by Commissioner Taylor, seconded by Commissioner Bartholomew. **6-0 favor, Motion carried.**

- c. **Lombardi Business Park LLC:** An application for a crossing for a driveway on the properties located at 279 & 305 Butlertown Rd, Oakdale CT. As shown on Assessor's Map 1 lot 18 & Map 5 Lot 27-15.

Ms. Bezanson stated that Commissioners O'Bday, Riske and Bartholomew had walked site. She stated application was for a driveway crossing to a parking lot area on an adjacent lot.

Ellen Bartlett stated that the applicant was to use the parking area for equipment storage during off seasons. She gave presentation of the application and plans.

Bob Russo also spoke with regards to the wetlands for the application. Discussion was held.

Motion to approve by Commissioner Taylor, 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, and to the evidence presented and to the Commission's knowledge of the property and area, I move to approve application 209 IWC 10 **Lombardi Business Park LLC**: An application for a crossing for a driveway on the properties located at 279 & 305 Butlertown Rd, Oakdale CT. As shown on Assessor's Map 5 Lots 27-15 & Map 1 Lot 18 as shown on the plan titled "Lot 10 & 11 Lombardi Business Park B&W Paving & Landscape & Lombardi Business Park LLC. Prepared by Green Site Design, LLC 317 Main St Norwich CT dated May 2009 revised to July 1, 2009 and the application dated 6/09/09 and narrative dated 6/10/09. Standard reasons for approval. Seconded by Commissioner Beauchene. **6-0 favor, Motion carried.**

8. New Business:

- a. **Vincent & Melanie Attwater-Young:** An application for subdivision review on the property located at 371 Chapel Hill Rd, Oakdale CT. As shown on Assessor's Map 36 Lot 3.

Ms. Bezanson stated this was an application for a subdivision with no impact to wetlands. Applicant wishes to split the lot.

John Paul Mereen, professional land surveyor and certified flood plain manager with Gerwick-Mereen Civil Engineering Land Surveying in Waterford CT gave presentation of the application and plan. He stated the applicant wished to purchase a portion of neighboring lot with no plans to build and no impact to wetlands.

Discussion was held.

Motion 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, and to the evidence presented and to the Commission's knowledge of the property and area, I move to send favorable comment to the Planning and Zoning Commission for the following subdivision application: 209 IWC 11 **Vincent & Melanie Attwater-Young:** An application for subdivision review on the property located at 371 Chapel Hill Rd, Oakdale CT. As shown on Assessor's Map 36 Lot 3 as depicted on the plan titled "Plan showing two lot subdivision property of Julius Meyer III prepared for Vincent Attwater-Young and Melanie Attwater-Young 371 Chapel Hill Rd Oakdale CT prepared by Gerwick-Mereen LLC PO Box 539 17 Industrial Dr Waterford CT dated June 30, 2009 Reason for approval is that there are not proposed regulated activities on this site. Motion by

Commissioner Taylor, seconded by Commissioner Beauchene. **6-0 favor, Motion carried.**

- b. **Commissioner's Comments:** Commissioner Johnson asked if anything was heard concerning Pequot Ledge Campground. Ms. Bezanson stated she had not received anything.
- c. **Correspondence:** Ms. Bezanson handed out Connecticut Federation of Lakes, and The Habitat. She pointed out that an email was sent regarding State's Declaratory ruling on request for a public hearing regarding Tilcon.

9. Other Business:

- a. 1399 Old Colchester Rd-Possible Violation of Permit 207 IWC 23.
Ms. Bezanson reviewed staff report and showed pictures of property. She stated the Chester's came into office and expressed concern about launching of a boat on the property. She stated a certified letter was sent to Mr. Diamantini and that as of tonight it wasn't picked up.
Discussion was held.
Commission will consult with Town Attorney to determine further action.

Motion to adjourn by Commissioner Taylor at 9:55, seconded by Commissioner Bartholomew **6-0 favor, Motion carried.**

For complete record, refer to audio.

Respectfully Submitted,

Pamela Church, recording Secretary