

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

**Amended MINUTES OF MEETING
7:00 P.M.**

February 18, 2010

LOCATION: MONTVILLE TOWN HALL, *Council Chambers*

1. **Call to order:** Meeting was called to order at 7:00 pm by Chairman Brush.
2. **Roll call:** A quorum was present. In attendance were Commissioners Bartholomew, Beauchene, O’Bday, Johnson, Brush, Taylor and Riske. Staff present was Colleen Bezanson, Inland Wetland Agent/Planner II. Absent was Commissioner Whittaker.
3. **Minutes**
 - a. Approve minutes of January 21, 2010 meeting. **Motion to approve** by Commissioner O’Bday, seconded by Commissioner Bartholomew. **5-0-2 favor. Motion carried.** Commissioners Brush and Beuchene abstained.
4. **Public Hearings:**
5. **Show Cause Hearings:**
 - a. **May Realty/Dave Yoselevsky:** Work within a regulated area without a permit on the property located at 711 Route 163, Oakdale, Ct. As shown on Assessor’s Map 38 Lot 53.
Ms. Bezanson reviewed the status of the item. She showed Commission a plan submitted by Mr. Yoselevsky earlier today. Mr. Yoselevsky explained what the plan was showing.
Discussion was held. Commission stated more time was needed to review what was submitted.
Motion to continue by Commissioner Johnson, seconded by Commissioner O’Bday. **7-0 favor, Motion carried.**
6. **Remarks from the public relating to items on the agenda:** none.
7. **Old Business:**
 - a. **Thomas Garbati:** Modification of permit 208 IWC 32 for activities on the property located at 300A Maple Avenue, Uncasville, Ct. As shown on Assessor’s Map 82 Lot 25.
Ms. Bezanson reviewed staff report. Commissioner Taylor recused herself from the discussion due to being related to the neighbor. 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, I move to approve application 208 IWC 32 **Thomas Garbati:** Modification of activities on the property located 300 A Maple Ave Uncasville CT as shown on Assessor’s Map 82 Lot 25 as depicted on the plan titled “Modified plan showing proposed house and drive sewer connection and erosion and sediment control on the property of Little T LLC 300A Maple Ave” dated Jan 10, 2010 revised Jan 13, 2010 and the application and narrative dated Jan 11, 2010, 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 time period, then this conditional approval is void. Conditions of approval is if the plans are required to be changed by the building official then a revised set shall be submitted to the Commission. Standard reasons for approval apply. Seconded by Commissioner Riske. **6-0-1 favor, Motion carried.** Commissioner Taylor abstained.

- b. **Raymond Wong:** An application for the construction of a house addition within a regulated area on the property located at 17 Ricky Lane, Oakdale, Ct. As shown on Assessor's Map 29 Lot 124. Commissioner Taylor was unreclused.

Ms. Bezanson stated that Commissioners Johnson, Brush, and Taylor went on sitewalk. She reviewed staff report. Mr. Wong explained a question on the plan and gave description with regards to the excavation to be done.

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, I move to approve application 210 IWC 2 **Raymond Wong:** An application for the construction of a house addition within a regulated area on the property located at 17 Rickey Lane, Oakdale CT. As shown on Assessor's Map 29 Lot 124 as depicted on the plan titled "Mortgage Map Wong Proposed Addition Map for Wetland's Review" dated 1/13/10 and the application and narrative revised to 1/13/10. Standard reasons for approval apply. Seconded by Commissioner Johnson. **7-0 favor, Motion carried.**

- c. **Cornerstone Baptist Church:** An application for drainage work within a regulated area on the property located at 900 Route 163, Oakdale, Ct. As shown on Assessor's Map 46 Lot 2.

Ms. Bezanson stated that Commissioners Johnson, Taylor and Bartholomew went on sitewalk. Ellen Bartlett and Bob Russo with CLA Engineers described the plans. Discussion was held. Commissioner Taylor requested that rusted items be removed from the wetlands area. **Motion to approve** by Commissioner O'Bday, 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 210 IWC 3 Cornerstone Baptist Church and application for work within the regulated areas of the property located at 900 Route 163 Oakdale CT as shown on Assessor's Map 46 Lot 2 as depicted on the plan titled "Cornerstone Baptist Church building addition site plan prepared by CLA Engineering Inc 317 Main St Norwich CT" dated 11/23/09, revised 2/12/10 and the application and narrative dated 1/14/10. 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 is that the wetland are adjacent to existing church be cleaned up before construction. Standard reasons for approval apply. Seconded by Commissioner Beauchene. **7-0 favor, Motion carried.**

Motion to amend condition of approval to state clean up must be done before the completion, not before

construction by Commissioner Taylor, seconded by Commissioner Beauchene. **7-0 favor, Motion carried.**

8. New Business:

- a. **John & Nancy Allen:** An application for placement of fill within a regulated area on the property located at 88 Pires Drive, Oakdale, Ct. As shown on Assessor's Map 39 Lot 87. Ms. Bezanson reviewed staff report stating it was a remediation and it was applied for in 2007. She stated that a neighbor called regarding a stockpile on property. Staff had visited site and Mr. Allen indicated he needed to stabilize the embankment on the property. Staff also noticed that trees had been removed. Discussion was held. **Motion to set sitewalk** for Thursday, March 11, 2010 at 6:00pm by Commissioner Taylor, Seconded by Commissioner O'Bday. **7-0 favor, Motion carried.**
- b. **Town of Montville Public Works Department:** Renewal of General Permit for work within regulated areas within the Town of Montville. Ms. Bezanson stated they would not be going over 1500 sq. ft. within regulated areas. 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, I move to approve application 210 IWC 7 Town of Montville Public Works Department for general permit for work within a regulated area within the Town of Montville. Standard reasons for approval apply. Seconded by Commissioner Riske. **7-0 favor, Motion carried.**

9. Commissioner' Comments: Commissioner Brush commented on interest in amending the standard reasons of approval to include different wording, and that it should be added to next month agenda to approve it.

10. Correspondence: Ms. Bezanson stated that the 2010 Planning & Development Public Workshop was to be held here on February 23rd at 7pm.

11. Other Business: none.

Motion to adjourn at 8:15 pm by Commissioner O'Bday, seconded by Commissioner Bartholomew. **7-0 favor, Motion carried.**

*for complete record, refer to audio

**Please note for this meeting there was a malfunction of the taping system

Respectfully submitted,

Pamela Church, recording secretary