

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

**Meeting Minutes**

**7:00 P.M.**

**April 19, 2012**

**LOCATION: MONTVILLE TOWN HALL, *Council Chambers***

- 1. Call to order: Chairman Brush called the meeting to order at 7:00 p.m.**
- 2. Roll call: A quorum was present. In attendance were Commissioners Brush, Taylor, O’Bday, Bartholomew, Riske and Beauchene. Staff present was Colleen Bezanson, Inland Wetland Agent/Planner II.**
- 3. Minutes**
  - a. Correction made to change the word ‘much’ to ‘many’ on page 3, section 3, Commissioner’s Comments of the March 15, 2012 Inlands Wetlands Commission meeting minutes.

**Motion to approve the March 15, 2012 amended minutes by Commissioner Taylor, seconded by Commissioner Bartholomew.**

**Discussion, none, voice vote, 6-0, all in favor, motion carried.**

- 4. Public Hearings: None**
- 5. Show Cause Hearings: None**
- 6. Remarks from the public relating to items on the agenda:** Commissioner Brush asked three times if there were any remarks from the public. There were no public comments.
- 7. Old Business**
  - a. **Marriott Plaza, LLC:** An application for the construction of a 120 room hotel on the property located at 1360 Route 32, Montville, Ct. As shown on Assessor’s Map 88 Lot 22.

Colleen Bezanson stated there were a new set of plans for the Marriott Plaza LLC. The plans had not been submitted to the agency for comments, because they just received them. The office had also just received a narrative at 4:30 pm April 19<sup>th</sup>, 2012. The applicant had provided a letter of extension and she asked that the Commission accept it. Ms. Bezanson stated that the site walked scheduled for April 21, 2012 had been cancelled due to changes to the plan. She asked if the Commission would like to go out and take a look at the site due to the changes. One which included changes made was to the drainage system as well as the retaining wall. A discussion was held.

**Motion made by Commissioner Taylor, seconded by Commissioner O’Bday to accept the continuation as requested by the applicant and schedule a site walk for May 10, 2012 at 6:00 p.m.**

**Discussion, none, voice vote, 6-0, all in favor, motion carried.**

**8. New Business:**

- a. **Jay Haverson:** An application for the construction of a night club and a restaurant on the property located at 2268-2284 Route 32, Montville, Ct. As shown on Assessor's Map 106 Lots 34, 35 & 36 in addition with drainage work in a regulated area on the property located at 16-18 Gallivan Ln, Montville, Ct. As shown on Assessor's Map 103 Lot 34.

Ms. Bezanson commented that the Commission had previously approved the property for a Rite Aid Pharmacy and a restaurant. The night club and restaurant would be two separate structures. It was agreed on my Commissioner Brush and Ms. Bezanson that the plan submitted by the applicant was not up to the Commissions' standards. A discussion was held.

**Motion made by Commissioner Taylor, seconded by Commissioner O'Bday to schedule a site walk on May 10, 2012 at 6:30 p.m.**

**Discussion, none, voice vote, 6-0, all in favor, motion carried.**

- b. **Joseph Theroux:** An application for a timber harvest with numerous crossing in the property located at 63 Velgouse Rd, Montville, Ct. As shown on Assessor's Map 47 Lot 1.

Ms. Bezanson stated that the timber harvest would have approximately 13 wetland crossings. She stated the property is approximately 240 acres, with about 212,000 boarded feet to be removed and roughly 13,600 square feet of disturbance. Machinery used will be a Fellow Buncher, a log Forwarder and a Grapple Skidder. Portable bridges will most likely to be used. She identified that the only one major crossing on the property is Stony Brook.

Mr. Joseph Theroux, professional Forester and Soil Scientist addressed the Commission on behalf of the property owner, Mr. John Wood. He stated that they would be harvesting about 212,000 feet and approximately 100 cords of firewood, which represents about one third to one half of all timber grown on the property. He described the equipment he would be using on the property to complete the timber harvest. He stated that with the exception of Stony Brook almost all the crossings on the property were dry right now. Mr. Theroux stated that he had engineered into the plans that most of the crossings would only have between 2-7 trips across and them. The amount of activity is negligible. He specified that he would use 20 foot bridge sections just to the west of the stream sight on the only major crossing; Stony Brook. This would cause minimal impact with about 10-15 crossings. Mr. Theroux wanted to complete the project in a June/July 2012 time frame. He indicated that Log Corduroy would be used on low flat sites where there is Wetland soil mixed in. He stated that at the completion of the project the Log Corduroy would be removed, sites, black bladed and graded, seeded and mulched. A discussion was held.

**Motion made by Commissioner Taylor, seconded by Commissioner Riske to schedule a site walk for Joseph Theroux on April 30, 2012 at 5:00 p.m.**

**Discussion, none, voice vote, 6-0, all in favor, motion carried.**

- c. **Robert Sachs:** An application for a 32 lot subdivision with regulated activities on the property located at 316 Chapel Hill Rd, Montville, Ct. As shown on Assessor's Map 5 Lot 2.

Ms. Bezanson stated that this application for subdivision had been denied last before because of comments from agents and agencies hadn't been addressed. She stated that staff was still reviewing the plans and the plans had sent out to various agencies for review. She identified the property as a 32 lot subdivision with 6 proposed activities in the review area, a total of 12,770 square feet. She stated that the wetlands flags were not present when the Commission last walked the site. Additionally Ms. Bezanson and Commissioner O'Bday had been watching the property because there was so much activity on it. Ms. Bezanson stated that the wetlands flags did not match the plans. A discussion was held.

Engineer, John Whitcomb addressed the Commission. He stated that there were obviously a lot of wetland flags on the site. He indicated that it would probably be beneficial to reestablish the wetland flags before the Commission completed another site walk. Mr. Whitcomb requested some time to do so. He also specified that half the property would not be developed. A discussion was held.

**Motion made by Commissioner O'Bday, seconded by Bartholomew to continue Robert Sachs petition the May 17, 2012 meeting.**

**Discussion, none, voice vote, 6-0, all in favor, motion carried.**

**9. Commissioner's Comments: None**

**10. Correspondence:**

- The Habitat
- Invasive Shrub Control Workshop information
- Notice from the DEP that a dock would be placed on the title wetland area at 121 C Kitemaug Rd.

**11. Other Business:**

- Distribution of copies of changes to regulations for public hearing scheduled on May 3, 2012. A discussion was held about fees. An advertisement for the public hearing would be in the newspaper on April 20, 2012.
- Discussion about machinery and activity on Butler Town road. It was agreed that the property owners would have another month to complete the planting on the property.

**12. Executive Session: None**

**13. Adjourn: Motion made by Commissioner O'Bday, seconded by Commissioner Bartholomew to Adjourn.**

**Meeting adjourned at 7:48 p.m.**

A complete audio CD available at the Town Clerks office.

*Respectfully submitted by, Heidi-Lee Jacobs, Minutes Clerk for the Town of Montville.*