

**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. October 18, 2012**

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

1. **Call to order:** Chairman Brush called the October 18, 2012 meeting of the Inland Wetlands Commission to order at 7:00 p.m. in the Town Council Chambers.
2. **Roll call:** In attendance were Commissioners Brush, Taylor, Riske, O'Bday Beauchene and Bartholomew. Staff present was Colleen Bezanson, Inland Wetland Agent/Planner II.
3. **Minutes**
  - a. Approve minutes of September 20, 2012 meeting.

**Motion** made by Commissioner Riske and seconded by Commissioner O'Bday to approve the September 20, 2012 meeting minutes.

**Discussion, None, voice vote, 5-1-0, motioned carried. Commissioner Taylor Abstained.**
  - b. Approve minutes of October 13, 2012 site walks  
Site walks were not completed due to lack of attendance.
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 none.
7. **Old Business**
  - a. **Marriot Plaza, LLC:** An application for a mixed use development consisting of first floor retail with 36 apartments above having work within a review area on the property located at 1360 Route 32, Montville, C t. As shown on Assessor's Map 88 Lot 22.

Colleen Bezanson informed the Commission provided a letter from Attorney Harry Heller requesting a continuance until the November Inland Wetlands Commission meeting on behalf of the applicant. A discussion was held.

**Motion** made by Commissioner O'Bday and seconded by Commissioner Bartholomew to continue until the next meeting.

**Discussion, None, voice vote, 6-0, all in favor, motioned carried.**

- b. **Sarah Bronson:** An application for a subdivision on the property located at 1499 Old Colchester Rd and Laurel Point Dr, Montville, Ct. As shown on Assessor's Map 105 Lot 38.

Colleen Bezanson stated that even though she thinks of this as a subdivision it is actually a free split. She stated that there was a site walk scheduled for October 13, 2012, but it was her understanding none of the Commission could attend. She reiterated that the Commissioner had concerns at the September 20, 2012 concerning the application. Ms. Bezanson stated that there had been a change in the disturbance area. The original application had 250 sq ft of disturbance in the upland review area; the new application had 510 sq ft. They were looking for a driveway crossing in the regulated area.

Mr. Mark Reynolds, Engineer for the applicant addressed the Commission. Spoke about the access needed. The applicant's perspective is that he would like to have his driveway access on a low volume, local road as opposed to a higher Volume, Collector's street. He stated that the applicant was concerned for his children's safety. He stated that Jason Bronson's extended family was in the area and that he would like to have his driveway in the same area as his family.

Jason Bronson addressed the Commission. He stated that the area on Old Colchester rd was not a nice corner and that there had been a recent accident. He stated that people were constantly speeding on Old Colchester Rd and there had actually been multiple accidents on the road. He stated that if he placed his driveway on Old Colchester Rd, it would be on a bend. Mr. Bronson reiterated that he was concerned for his children's safety. A discussion was held.

The Applicant, Jason Bronson addressed the Commission.

**Motion** made by Commissioner Taylor and seconded by Commissioner O'Bday to schedule a site walk on Sunday, October 28<sup>th</sup> at 1:00 p.m.

**Discussion, None, voice vote, 6-0, all in favor, motioned carried.**

- c. **Louis Ziegler:** An application for the extension of a waterline within a regulated area on the properties located at 134 Fort Shantok Rd and Lot 1-10 and 41,45,49,52,56,60,61,65,69 on Sunny Hill Drive, Montville, Ct as shown on Assessor's Map 49 Lot 11,11A,11B,& 11C.

Colleen Bezanson stated that the Mohegan Tribe owned the property as well as the trailers down below and it is not in trust. They had had an issue with water quality up in the apartments before and were able to resolve them by hooking up to the existing water system. They were now having an issue with the trailers in front and would like to extend the waterlines down Sunny Hill Drive. The waterlines are not owned by the town. So therefore the Town would have no responsibilities for the waterlines or any maintenance being done.

Christopher Clark representative for the Mohegan Tribe Utility Authority and applicant addressed the Commission. He stated that they were just trying to remedy the challenges they were having with the 10-12 trailers, serviced by one well. He stated that they had tried to put the waterline as far from the wetlands as possible and recognize the resource. He stated that they were trying to keep the disturbance to a minimum. A discussion was held.

**Motion** made by Commissioner Riske and seconded by Commissioner O'Bday 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

212 IWC 18 Louis Ziegler: An application for the extension of a waterline within a regulated area on the properties located at 134 Fort Shantok Rd and Lot 1-10 and 41,45,49,52,56,60,61,65,69 on Sunny Hill Drive, Montville, Ct as shown on Assessor's Map 49 Lot 11,11A,11B,& 11C as depicted on the plan titled "proposed Water line Extension Plan Property of Residences at Crow Hill, LLC Prepared for The Mohegan Tribal Utility Authority Located at Fort Shantok Rd Town of Montville, Ct. Prepared by The Mohegan Tribe CAD/GIS Document Control Department dated September 10, 2012" and the application and narrative dated 9/12/12.

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

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.

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

The proposed activity will not have irreversible and irretrievable commitments of resources.

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.

The proposed activity use is suitable to the area.

The applicant has taken all feasible measures to mitigate the impact of any aspect of the proposed regulated activity.

**Discussion, None, voice vote, 5-1-0, motioned carried. Commissioner Taylor Abstained.**

#### 8. New Business:

- a. **Keith Miller:** An application for a driveway crossing on the property located at 85 Oakland Dr, Montville, Ct. As shown on Assessor's Map 51 Lot 14A.

Colleen Bezanson stated the existing house on the property would be turned into a shed. She stated that there was an existing drive that goes through the wetlands. She stated there was no other place to place the drive.

Applicant Keith Miller addressed the Commission. He stated that the only left was for CL&P to shoot the telephone pole. The existing cottage has no utilities to it, to add on to that would put him on the property. He needs to cross the wetlands to build a new home. A discussion was held.

**Motion** made by Commissioner O'Bday and seconded by Commissioner Bartholomew to set a site walk on Sunday, October 28<sup>th</sup> at 2:00 p.m.

**Discussion, None, voice vote, 6-0, all in favor, motioned carried.**

#### 9. Commissioner's Comments:

Commissioner O'Bday requested and update on the truck washing issue from a previous meeting. Colleen Bezanson said she did not have an update as of yet.

Commissioner Brush stated that he would not be able to make the November 15, 2012 meeting. Commissioner Riske and Taylor also said they would not be in attendance. A discussion was held.

**Motion** made by Commissioner Riske and seconded by Commissioner O'Bday to reschedule the November 15<sup>th</sup> 2012 meeting to November 8<sup>th</sup>, 2012 space permitting. If the space was not available the meeting will be rescheduled for November 29, 2012.

**Discussion, None, voice vote, 6-0, all in favor, motioned carried.**

**10. Correspondence:**

- CT Wild Life
- TRC-Letter dated September 24, 2012

**11. Other Business:**

- a. Schedule Public Hearing for changes to Inland Wetland Regulations per DEEP

Colleen Bezanson stated that there were no other changes and she recommended to wait until the beginning of the 2013 year.

**12. Executive Session: None**

**13. Adjourn**

**Motion** made by Commissioner O'Bday and seconded by Commissioner Bartholomew to adjourn the meeting at 7:44 p.m. Meeting adjourned.

*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.