

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

**MEETING MINUTES**  
**Thursday, September 18, 2014 7:00 p.m.**  
**LOCATION: MONTVILLE TOWN HALL, *Council Chambers***

1. **Call to order:** Commissioner Brush called the September 18, 2014 Inland Wetland meeting to order at 7:00 p.m.
2. **Roll call:** Commissioners present were, Brush, O’Bday, Riske, Houk and White. Commissioner absent, Deranleau. Staff present Colleen Bezanson.
3. **Minutes**
  - a. Approve the minutes of the July 17<sup>th</sup> meeting  
**A MOTION was made by COMMISSIONER HOUK seconded by COMMISSIONER O’BDAY to approve the minutes from the June 17th meeting. Voice Vote 5-0. 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 relating to items on the agenda. There were **NONE**.
7. **Old Business:**
  - a. **John Diamantini Jr.:** An application for work within a regulated area on the property located at 87 Lake Dr, Montville, Ct. As shown on Assessor’s Map 108 Lot 82.  
  
Colleen Bezanson stated that Commissioner Houk had gone to visit the site. A lot line dispute had been resolved and there was a new survey of the property. The new survey showed that the Diamantini’s had acquired a portion of the neighbor’s property. There were drainage issues which had caused the staving of an existing stone wall to collapse. Commissioner Houk stated that he saw no concerns other than the need for erosion control. A discussion was held.  
  
**A MOTION was made by COMMISSIONER WHITE seconded 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  
214 IWC 8 **John Diamantini Jr.:** An application for work within a regulated are on the property located at 87 Lake Dr, Montville, Ct. As shown on Assessor’s Map 108 Lot 82 as depicted on the plan titled “Boundary Line Adjustment Map Prepared for

Robert & Sandra Chalifoux 89 Lake Dr Montville, Ct. Prepared by Advanced Surveys, LLC 162 River Rd Preston, Ct” and the application and narrative dated 7-14-14.

### **Standard Reasons for Approval**

1. 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.
2. 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
3. The proposed activity will not have irreversible and irretrievable commitments of resources.
4. 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.
5. The proposed activity use is suitable to the area.
6. The applicant has taken all feasible measures to mitigate the impact of any aspect of the proposed regulated activity.

### **Voice Vote 5-0. MOTION CARRIED.**

### **8. New Business:**

- a. **Buster Land Management LLC/WWF Bros LLC:** An application for a timber harvest with a crossing on the property located at Tramart Drive, Montville, Ct. As shown on Assessor’s Map 55 Lot 5.

Ms. Bezanson gave a breakdown of the plans. There will be one small crossing. The work is to be done in summer and fall. The area was low flow.

Mel Harder Forrester for Buster Land Management LLC/WWF Bros LLC addressed the Commission. He stated that the stream on the property was intermittent. He also stated that there would be no road construction. He stated skidders will be used for the timber harvest. A discussion was held.

**A MOTION was made by COMMISSIONER WHITE seconded by COMMISSIONER RISKE to continue the item to the next meeting.**

### **Voice Vote 5-0. MOTION CARRIED.**

- b. **Chesterfield Fire Company:** An application for work within a regulated in conjunction with the construction of new garage bays area on the property located at 1606 Route 85, Oakdale Ct. As shown on Assessor’s Map 5 Lots 12 & 12A.

Colleen Bezanson stated that a permit was granted back in 1988 by the Commission to work on the property. That permit has since expired. After meeting with the Building Inspector and upon his recommendation the applicant had made a few changes to the plans. The breezeway had been increased from 6X6 to 10X10. There would be no additional impact on the property. Staff suggested a drive by. A discussion was held.

**A MOTION was made by COMMISSIONER WHITE seconded by COMMISSIONER HOUK to continue the item to the next meeting.**

**Voice Vote 5-0. MOTION CARRIED.**

- c. **Gregory LaRochelle:** An application for a determination if a permit is needed for the construction of a garage addition and bulkhead door on the property located at 1664 Old Colchester Rd, Oakdale, Ct. As shown on Assessor's Map 50 Lot 26.

**Colleen Bezanson** stated that the property was part of a subdivision. She stated that this type of application had come up multiple times, whether for a pool, garage or deck. A discussion was held on how this type of application should be handled in the future. Staff recommended the Commission look at the property. A discussion was held.

**A MOTION made by COMMISSIONER O'BDAY seconded by COMMISSIONER RISKE to continue the item to the next meeting.**

**Voice Vote 5-0. MOTION CARRIED.**

- d. **Thomas Trowbridge/Quaker Hill Rod & Gun Club:** An application for a timber harvest on the property located at Route 163 and 261 Oxoboxo Dam Rd, Oakdale, Ct. As shown on Assessor's Maps 52 Lot 3 and Map 45 Lot 5.

**A MOTION made by COMMISSIONER RISKE and SECONDED by COMMISSIONER O'BDAY to move agenda item 8 d to after item 8 h.**

**Voice Vote 5-0. MOTION CARRIED.**

- e. **SAMG Associates LLC:** An application for subdivision review and work within a regulated area on the property located at 1784 Route 85, Oakdale, Ct. As shown on Assessor's Map 11 Lot 3A.

Ms. Bezanson stated that the Town Engineer's issues had not been addressed. She stated that the Commission needed to decide whether it was a significant activity. She gave a breakdown of the plans and the new pipes which had been added to address the Commission's concerns.

Mark Reynolds Engineer for the applicant addressed the Commission. He gave a breakdown of the plans, exactly how the culvert will be installed and the issue which he had addressed. A discussion was held.

**A MOTION made by COMMISSIONER WHITE seconded by COMMISSIONER O'BDAY that this is not a significant activity.**

**Voice Vote 5-0. MOTION CARRIED.**

**Staff went on record that the Commission made a motion without reading the questions based on the fact that they have already seen the plans before and the plans were discussed.**

**A MOTION was made by COMMISSIONER WHITE seconded by COMMISSIONER O'BDAY to move item 8 e to the next meeting.**

**Voice Vote 5-0. MOTION CARRIED.**

- f. **Robert & Christine Christensen:** An application for work within a regulated area on the property located at 2 Marcia Drive, Uncasville, Ct. As shown on Assessor's Map 9 Lot 61-2.

Colleen Bezanson stated that the application was for work done on property without a permit on Marcia Drive. Staff went out to the property and took pictures. Staff notified the applicant and an application has been filed. The disturbance was created when a neighbor took down a tree in his back yard. Brush and dirt had been pushed into the wetland area. The property owners did not know the extent of the wetlands in their backyard. The property owners wished to keep an area for stockpiling of brush. Staff recommended a drive by. A discussion was held.

**A MOTION was made by COMMISSIONER O'BDAY seconded by COMMISSIONER WHITE to continue item 8F until the next meeting.**

**Voice Vote 5-0. MOTION CARRIED.**

- g. **Mark & Jolene Hester:** An application for work in a regulated area in conjunction with a driveway culvert replacement on the property located at 62 Lisa Ln, Oakdale, Ct. As shown on Assessor's Map 39 Lot 65.

Ms Bezanson stated the application was to replace an existing culvert under a driveway. She stated that there would be 1050 sq ft of some kind of wetland disturbance. The existing culvert under the driveway is no longer sufficient and there are flooding issues, which are destroying the driveway. Ms. Bezanson gave a breakdown of the plan. She stated that the Commission needed to make a decision whether it was a significant activity and whether they wanted to do a sitewalk. A discussion was held.

**A MOTION was made by COMMISSIONER O'BDAY SECONDED BY COMMISSIONER WHITE to set a site walk for 10/9/14 at 5:30 p.m. 62 Lisa Lane, Mark and Jolene Hester's property.**

**Voice Vote 5-0. MOTION CARRIED.**

- h. **Ken Stern:** An application for a determination if a permit is required for the construction of a shed on the property located at 12 Indiana Circle, Oakdale, Ct. As shown on Assessor's Map 93 Lot 92.

Colleen Bezanson stated the property owner wants to put a shed in her backyard. She stated that the yard was all grass. She stated that if there was a wetland it is probably behind the existing stone wall. The shed will be placed on the applicant's existing lawn. A discussion was held.

**A MOTION** was made by **COMMISSIONER O'BDAY** seconded by **COMMISSIONER WHITE** a permit for the construction of a shed on the property located at 12 Indiana Circle, Oakdale, Ct. As shown on Assessor's Map 93 Lot 92. As depicted in the plan titled 12 Indiana Circle and wetlands map and the application dated 9/14/2014 be considered a permit as of right as it is incidental to the use and enjoyment of the property as long as excavation for the gravel base does not exceed 8" in depth.

**Voice Vote 5-0. MOTION CARRIED.**

**A MOTION MADE BY COMMISSIONER WHITE** seconded by **COMMISSIONER RISK** to move **ITEM 8D MOVED TO END OF THE AGENDA, after other business.**

**Voice Vote 5-0. MOTION CARRIED.**

**9. Correspondence:**

- a. **Algonquin Gas Draft Environmental Impact Statement**
  - **Commissioner White gave a breakdown of the meeting he attended. A discussion was held.**
- b. **Supreme Forest Products – Diamond Sock**
  - **Information on EMS Control inside hay bales or sediment fence.**

**10. Other Business:**

- a. **CCI II LLC: 260 Leffingwell Rd, Montville, Ct. (Assessor's Map 61 Lot 11) emergency drainage.**

Colleen Bezanson stated that there was a violation work was done without a permit. The property owner is working with Staff to fix the violation on the property. She stated the property in was a trailer park off of Leffingwell Drive.

Ed DeMuzzio, Managing member of CCI II addressed the Commission. He stated the issue was with a drainage ditch on the back of the property. It was maintained so when it rains water in the drainage ditch doesn't impact the property. Heavy rain had caused the water to overflow the ditch. Because it was an emergency a tenant had gone down with a backhoe. He gave a breakdown of the property and the issue.

Ms. Bezanson stated that from a Staff standpoint they needed to find a permanent solution. Staff suggested a sitewalk be done. A discussion was held.

**A MOTION** was made by **COMMISSIONER O'BDAY** seconded by **COMMISSIONER WHITE** to set a sitewalk for **10/2/14 at 5:30 p.m. at 250 Leffingwell Rd, Montville, CT.**

**Voice Vote 5-0. MOTION CARRIED.**

- b. **Release of the existing bond amount in the amount of \$1,506.02 for John Diamantini on the property located at 1399 Old Colchester Rd, Oakdale, Ct. As shown on Assessor's Map 44 Lot 4-3.**

Colleen Bezanson stated that the Diamintini's wanted their bond released. Staff recommended a sitewalk. A discussion was held.

**A MOTION made by COMMISSIONER WHITE seconded by COMMISSIONER O'BDAY to set a site walk on 10/9/14 at 6:00 p.m.**

**Voice Vote 5-0. MOTION CARRIED.**

**8. D)** Thomas Trowbridge/Quaker Hill Rod & Gun Club: An application for a timber harvest on the property located at Route 163 and 261 Oxoboxo Dam Rd, Oakdale, Ct. As shown on Assessor's Maps 52 Lot 3 and Map 45 Lot 5.

Colleen Bezanson stated the timber harvest would be 165 acres, approximately 72 cords of wood, using existing gravel roads. Staff asked if the Commission could make it a permitted use of right. A discussion as held.

**A MOTION was made by COMMISSIONER WHITE seconded by COMMISSIONER RISKE 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 the following application as a Permitted Use as of Right 214 IWC 11 **Thomas Trowbridge/Quaker Hill Rod & Gun Club:** An application for a timber harvest on the property located at Route 163 and 261 Oxoboxo Dam Rd, Montville, Ct. As shown on Assessor's Maps 52 Lot 3 and Map 45 Lot 5 as depicted on the plan titled "Owner Quaker Hill Road & Gun Club Route 163 Montville, Ct Parcel Map 52 lot 3 and Portion of Map 45 Lot 5 Map Prepared by Tom Trowbridge CT Forester # 102 dated 8/12/14" and the application and narrative dated 8-13-14.

Approval is based on the fact that no additional roads will be constructed

#### **Standard Reasons for Approval**

1. 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.
2. 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
3. The proposed activity will not have irreversible and irretrievable commitments of resources.
4. 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.
5. The proposed activity use is suitable to the area.
6. The applicant has taken all feasible measures to mitigate the impact of any aspect of the proposed regulated activity.

**Voice Vote 5-0. MOTION CARRIED.**

**11. Executive Session: None**

**12. Adjourn**

**A MOTION was made by COMMISSIONER O'BDAY seconded by COMMISSIONER WHITE to adjourn the September 18, 2014 Inland Wetland meeting at 8:50 p.m.**

*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.