

**TOWN OF MONTVILLE
INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
THURSDAY NOVEMBER 19, 2020 – 7:00 P.M.
MONTVILLE TOWN HALL
MONTVILLE, CT**

Due to the Corona 19 pandemic and per State of Connecticut, Governor Lamont Executive order 7B, the Town of Montville will be following the suspension of in-person open meeting requirements. The Montville Inlands Wetlands Commission conducted the November 19, 2020 in person and by remotely utilizing GoToWebinar. The public and applicants could make comments at the appropriate time by registering with GoToWebinar.

1. CALL TO ORDER

Chairman Brush called the meeting to order at 7:00.

2. ROLL CALL

Present: Chairman-Doug Brush, Vice-Chairman Charles O’Bday III, Commissioners, Sandra Berardy, Joseph Berardy, Alt.

Absent: Jessica LeClair, Anthony Tufares, Matthew Emilyta, Alt. Vacancy

Attending: T. Williams, WEO

3. MINUTES: Approval of Minutes from the October 15, 2020 Regular Meeting.

MOTION (S. Berardy/O’Bday) to approve the minutes of the October 15, 2020 regular meeting as presented. Vote: APPROVED unanimously

4. REMARKS FROM THE PUBLIC (not relating to items on the agenda)-none

5. OLD BUSINESS:

A. 220 IWC 15 – 90 Maple Avenue (Map 17 Lot 15) Owner/Applicant Lindo Construction, LLC, An application for activity in upland review area in conjunction with 87 unit multi-family residential

The applicant asked for an extension of time.

MOTION: (O’Bday/S. Berardy) to table 220 IWC 15 – 90 Maple Avenue (Map 17 Lot 15) Owner/Applicant Lindo Construction, LLC, An application for activity in upland review area in conjunction with 87 unit multi-family residential. Vote: APPROVED unanimously

6. NEW BUSINESS:

A. 220 IWC 16 – 55 C Laurel Point Drive (105-021-000) Owner/Applicant Barry T. Kelley An application for activity in upland review area in conjunction with construction of new retaining wall, repair of old retaining wall and floating dock, and minor pruning of trees and bushes

T. Williams described the property as .42 acres and the proposed project will have 440 ± sq. ft. of disturbance.

B. Kelley, applicant informed the members that his proposal is the same as his neighbors (55 A & B Laurel Point Drive) who recently appeared before the commission and received approval. He will be using the same contractor and the work will be done at the same time as his neighbors. He said the new wall will be approximately 7.50 feet from the existing wall. There will be a trench dug for the wall and the material taken from the trench will be used for backfill of the wall construction.

Kelley said there were cracks in the existing wall and it has eroded due to the wake from boats. He is also proposing to replace a floating dock which is attached to a stationary dock.

The commission asked the applicant for a more detailed drawing of the proposed work.

MOTION:(O’Bday/S. Berardy) to conduct a site walk of 220 IWC 16 – 55 C Laurel Point Drive (105-021-000) Owner/Applicant Barry T. Kelley An application for activity in upland review area in conjunction with construction of new retaining wall, repair of old retaining wall and floating dock, and minor pruning of trees and bushes on December 12, 2020 at 9:30. Vote: APPROVED unanimously.

- B. 220 IWC 17 – 280 (035-001-016), 284 (035-001-015), 288 (035-001-014), 292 (035-001-013), 296 (035-001-012), 300 (035-001-011), 304 (035/001-010), 308 (035-001-009) and 316 Chapel Hill Rd (035-001-000)-(Robert Sachs Subdivision)- Owner/Applicant Robert Sachs An application for activity in upland review area in conjunction with construction of a 32 lot cluster subdivision**

The property is a 143 acres site with 21.69 acres of wetland. The application is for a 32 lot cluster subdivision off of Chesterfield Rd with three (3) town drainage easements and two (2) detention basins

The proposed 32 lots were approved by IWC in 2012 and expired in 2017.

An 8 lot special permit was approved by the Planning and Zoning Commission in 2012 and expired in 2017

Chris Gagnon, P.E. BL Companies, 355 Research Parkway, Meriden, for the applicant described the history and the proposed project. He said the proposal is exactly the same as the previously approved application except that somewhere during the previous approval the stormwater management system along Chapel Hill was engineered out of the plan. The original catch basins were removed and the new plan will have no curbing along the road and water will sheet flow off the driveways and infiltrate into the ground so as to maintain the existing flow.

He said in area #1 the disturbance is related to the outflow pipe and the need for the pipe to be closer to the wetlands. The rip rap level spreader is determined by the flow rate and velocity of the water. If the pipe daylighted farther up the hill it would cause erosion towards the wetlands.

The #2 driveway loops around the detention basin.

There will be no wetland filling or excavation. There will be 18,663 square feet of upland review area disturbance consisting of minor filling for a total of 220 cubic yards of fill. There are no adverse impacts anticipated.

MOTION: (O’Bday/J. Berardy to schedule a site walk for 220 IWC 17 – 280 (035-001-016), 284 (035-001-015), 288 (035-001-014), 292 (035-001-013), 296 (035-001-012), 300 (035-001-011), 304 (035/001-010), 308 (035-001-009) and 316 Chapel Hill Rd (035-001-000)-(Robert Sachs Subdivision)- Owner/Applicant Robert Sachs An application for activity in upland review area in conjunction with construction of a 32 lot cluster subdivision for December 12, 2020 at 10:15. Vote: APPROVED unanimously

C. 220 IWC 18 – 612 Route 82 (058-009-00A) Owner: Leemits Petro Inc/Applicant: Shahani Inc An application for grading within a regulated area for the installation of a new septic system.

The project is located at 612 Route 82 and is on .93 acres, located in a C-1 zone. The site has been a gas station/convenience store since 1975.

Aisha Khan for the applicant informed the commission they are removing the fuel tanks and replacing them. They are also proposing an extension of the existing building. She said the grading for the septic will be 6 ± ft. into the upland review area. The water from the building will be directed to roof drains and then into the ground. The new fuel tanks are double walled with monitors. Any spill will be cleaned up using speedy dry and large spill will be called into the fire department and DEEP. A 15 gallon oil water separator will also be installed.

A new fence will be erected and the old septic system will be taken out.

MOTION: (O’Bday/S. Berardy) to table until the next meeting on December 17, 2020, 612 Route 82 (058-009-00A) Owner: Leemits Petro Inc/Applicant: Shahani Inc An application for grading within a regulated area for the installation of a new septic system. APPROVED unanimously.

D. 220 IWC 19 – 272 Old Colchester Rd (009-061-001) Owner/Applicant: Maegon Renshaw An application for activity in upland review area in conjunction with driveway repair and creation of a turnaround.

Maegon Renshaw showed pictures of the work she has done on her driveway. She has repaired the existing driveway and created a turnaround.

The commission did not think the applicant needed a permit as it was maintenance of the property.

MOTION: (S. Berardy/J. Berardy) 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, the Commission determined that the proposed activity of the creation of a turnaround on the property located at 272 Old Colchester Road (009-061-001) as shown in the pictures provided by staff is a permitted use as of right. The activity is use considered incidental to the enjoyment or maintenance of residential property. Vote: APPROVED unanimously

7. PUBLIC HEARING-none

8. SHOW CAUSE HEARING-none

9.

10. CORRESPONDENCE-none

11. OTHER BUSINESS

A. 421 Oxoboxo Dam Rd (044-004-010) Possible wetlands violation

T. Williams informed the members of a complaint of a possible wetlands violation. Pictures taken from the neighbor's house shows work being done around the dam area. The water has been lowered in the lake to complete work on the dam. It was not clear if the work on the site is a violation. The commission directed the WEO to contact the owner of the property to determine what he is doing and if there is no response the WEO is to issue a Cease and Desist.

B. Election of Officers

MOTION: (S. Berardy/J. Berardy) to elect Doug Brush as Chairman, Charles O'Bday as Vice Chairman and S. Berardy as Secretary. Vote: APPROVED unanimously.

C. Approval of 2021 Meeting Date

MOTION: (O'Bday/J. Berardy) to accept the 2021 meeting dates as presented. Vote: APPROVED unanimously.

12. EXECUTIVE SESSION-none

13. ADJOURNMENT

MOTION: (O'Bday/Brush) to adjourn at 8:28.

Respectfully Submitted
Sue Spang
Recording Secretary

2021 Meeting Dates:

January 21, 2021, February 18, 2021, March 18 2021, April 15, 2021, May 20, 2021, June 17, 2020, July 15, 2021, August 19, 2021, September 16 2021, October 14, 2021, November 18, 2021 & December 16, 2021