

**INLAND WETLANDS AND WATERCOURSES COMMISSION
PLAINVILLE, CONNECTICUT**

**MINUTES
August 2, 2017**

REGULAR MEETING at 7:00 P.M.

MUNICIPAL CENTER
ROOM 304 – COUNCIL CHAMBERS

PRESENT: P. Kilby, R. Michalic S. McMahon, M. Goulet, S. Emmendorfer
STAFF PRESENT: M. DeVoe G. Daigle
ALTERNATES PRESENT: T. Kijanka
EXCUSED ABSENCE: None

1. ROLL CALL

A motion was made by: R. Michalic to elevate the alternate.
Seconded by: S. Emmendorfer

All in Favor 5 to 0

Motion Passes

A motion was made by: P. Kilby to reorder the agenda and review application
IW 07/17#009 as the first item.
Seconded by: T. Kijanka

All in Favor 6 to 0

Motion Passes

2. PUBLIC COMMENTS:

None

3. NEW APPLICATIONS:

A. IW 07/17 #009 – Wetland Permit – Patnod Holdings – Construction of a
residential home within an upland review area – 0 Stillwell Drive (MBL 38-F-05) in
an R-11 Zone.

Patnod Holdings is proposing to construct a single family residential home in the upland
review area, serviced by public water and private septic.

The applicant presented his proposal. The Commission discussed the possibility that the
activity could have a significant impact on the nearby wetlands.

A motion was made by: S. McMahon to find that application IW 07/17#009 for
an Inland Wetland Permit for construction of a residential home in an
inland/wetland, upland review area, does not pose a significant impact to
wetlands and watercourses.

Seconded by: P. Kilby

All in Favor 6 to 0

Motion Passes

4. PUBLIC HEARINGS:

1. IW 06/17 #007 – Wetland Permit – Eric Kucharczyk (Oakland Developers) – Residential subdivision with portion of future construction in upland review area. – 172 Red Stone Hill (MBL 41-C-01) in an R-20 Zone

The applicant presented the proposal to the Commission. Mr. Kucharczyk proposes an 11-lot residential subdivision at 172 Red Stone Hill. Two lots, including an existing home, will front on Red Stone Hill, the remaining 9 will front on a proposed extension of Condale Lane, terminating in a cul-de-sac. Mr. Kucharczyk is proposing to include a detention basin to the east of the property, which is within the upland review area very near to the Wetlands.

Several residents were present and spoke in opposition to the application citing issues such as drainage, loss of trees and habitat, and impacts to the adjacent wetlands, flooding and property values.

1. Barbara Martin, 6 Condale Lane
2. Carol Nicolucci, 8 Condale Lane
3. Dave Albert, 56 Hollyberry Lane
4. Kathy Hansen, 39 Hollyberry Lane
5. Kathy Cole, 2 Condale Lane
6. Elizabeth Rogers, 63 Farmington Ave
7. Phil Forcella, 31 Hollyberry Lane

Chairman Goulet reminded the public that their jurisdiction permits them to look only at wetland impacts as stated in the regulations; he did not use the 3-minute timer and let the residents share their concerns for an unlimited amount of time.

After the residents asked questions and expressed concerns, M. Goulet closed the public hearing.

A motion was made by: S. McMahon to issue a permit and approve application I/W 06/17#007 with the following conditions:

1. **No refueling or storage of hazardous materials within the wetlands or the upland review area.**
2. **Permit duration is five (5) years.**
3. **Silt fence shall be installed after cutting, and staff shall be called for inspection before any grubbing activity.**

Seconded by: S. Emmendorfer

All in Favor 5 to 0

T. Kijanka abstains Motion Passes

A motion was made by: P. Kilby for a 5 minute recess.

Seconded by: S. McMahon

All in Favor 6 to 0

Motion Passes Recess Start: 8:53 pm

A motion was made by: P. Kilby to end recess.

Seconded by: S. McMahon

All in Favor 6 to 0

Motion Passes Recess End: 9:00 pm

2. IW 06/17 #008 – Wetland Permit – Severino Bovino (Ferguson Electric) – Construction of addition with portion in the upland review area and intermittent watercourse with associated paving. Construction of new building with associated paving in upland review area – 112 Northwest Drive (MBL 10-E-01.2) in an RI Zone.

Ferguson Electric has acquired the parcel to the Northeast of his property and conducted a lot line revision to join the two parcels. Mr. Ferguson is seeking to expand his business in Plainville. There are wetlands and an intermittent watercourse that runs through the location of the proposed addition, some of these features are directly impacted. The projects includes mitigation through creation of wetlands on the site.

The applicant presented their proposal to the Commission.

There were a few residents present.

1. Kelly Wilson, 101 Northwest Drive, concerns about safety
2. Carmela Duprey, 103 Northwest Drive, concerns about safety and traffic

Residents understood their concerns were not related to issues under the purview of this Commission but asked if they would have an opportunity to be heard. M. DeVoe explained that the application to PZC does not have a mandatory public hearing. To request a public hearing, a petition would have to be made to the PZC in writing after the application is made. After the residents asked questions and expressed concerns, M. Goulet closed the public hearing.

A motion was made by: P. Kilby to issue a permit and approve application I/W 06/17#008 with the following conditions:

1. No refueling or storage of hazardous materials within the wetlands or the upland review area.
2. Permit duration is five (5) years.
3. Silt fence shall be installed after cutting, and staff shall be called for inspection before any grubbing activity.
4. The applicant shall follow the construction sequences and staff shall receive all the progress/pre, interim and post maintenance and monitoring reports as recommended and outlined and by Soil Scientist David Lord in his reports entitled "Detention Basin Planting Details" for Ferguson Realty, LLC, 112 Northwest Drive, dated June 1, 2017 and "Wetland Creation Plan and Planting Details" for Ferguson Realty, LLC, 112 Northwest Drive, Plainville, CT, dated June 15, 2017.
5. A sequence of construction for the reconstruction of the proposed intermittent waterway, including any temporary diversion shall be submitted to the Town Engineer and Town Planner for approval prior to construction of this development feature.

Seconded by: T. Kijanka
All in Favor 6 to 0

Motion Passes

5. UNFINISHED BUSINESS:

- A. IW 06/17 #007 – Wetland Permit – Eric Kucharczyk (Oakland Developers) – Residential subdivision with portion of future construction in upland review area. – 172 Red Stone Hill (MBL 41-C-01) in an R-20 Zone**

Action taken directly following the public hearing.

- B. IW 06/17 #008 – Wetland Permit – Severino Bovino (Ferguson Electric) – Construction of addition with portion in the upland review area and intermittent watercourse with associated paving. Construction of new building with associated paving in upland review area – 112 Northwest Drive (MBL 10-E-01.2) in an RI Zone.**

Action taken directly following the public hearing.

6. NEW BUSINESS:

None

7. BILLS AND COMMUNICATIONS:

NONE

8. MINUTES:

A motion was made by: R. Michalic to approve the Regular Meeting Minutes dated July 5, 2017.

Seconded by: S. Emmendorfer

All in Favor 6 to 0

Minutes approved

9. REPORTS:

None

10. ADJOURNMENT

A motion was made by: P. Kilby to adjourn the meeting at 10:22 pm.

Seconded by: R. Michalic

Vote: 6-0 in favor

Meeting adjourned at 10:22 pm

Respectfully Submitted,

Jennifer Dahlstrom

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Recording Secretary