

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

**MINUTES  
September 6, 2017**

**REGULAR MEETING AT 7:00 P.M.**

**MUNICIPAL CENTER  
ROOM 304**

**PRESENT:** P. Kilby, M. Goulet, S. Emmendorfer  
**STAFF PRESENT:** Garrett Daigle, Mark Devoe  
**ALTERNATES PRESENT:** T. Kijanka  
**EXCUSED ABSENCE:** R. Michalic, S. McMahon

**1. ROLL CALL**

**A motion was made by:** P. Kilby to elevate the alternate.

**Seconded by:** S. Emmendorfer

**All in Favor 3 to 0**

**Motion Passes**

**2. PUBLIC COMMENTS**

None

**3. PUBLIC HEARINGS**

None

**4. NEW APPLICATIONS**

1. **IW 08/17 #010 – Wetland Permit – Town of Plainville – Town-Wide General Maintenance Permit**
2. **IW 08/17 #011 – Declaratory Ruling – Valley Water Systems – Construction of new building**

**5. UNFINISHED BUSINESS**

1. **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 has proposed to construct a single family residential home in the upland review area, serviced by public water and private septic with a limit of clearing to provide potential homeowners with a rear

yard. The Commission has reviewed the plan and decided it does not rise to the level of being a significant activity.

The Plans have been revised to show a new limit of clearing to provide for a rear yard. Staff has advised the applicant that placing "Town of Plainville Conservation Area" signs would be highly recommended as any additional clearing by the homeowner would be in violation of the permit and create an impact on the wetlands.

**A motion was made by:** S. Emmendorfer to approve application IW 07/17 #009 for an Inland Wetlands Permit for construction of a residential home in an upland review area – 0 Stillwell Drive (MBL 38-F-03) in an R-11 Zone

**Seconded by:** T. Kijanka

**Modifications:**

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.**

**All in Favor 4 to 0**

**Motion Passes**

## **6. NEW BUSINESS**

1. **IW 08/17 #010 – Wetland Permit – Town of Plainville – Town-Wide General Maintenance Permit**

Every 5 Years the Town applies for a wetland permit for the roadways division in order to maintain existing drainage structures that currently discharge into the wetlands.

The proposal is for a General Maintenance Permit. The activities include removal of detritus and sediment that could block drainage structures, leading to flooding situations. Additional work can include repair of damaged or worn parts of the drainage system. Town Staff will be notified at least five (5) working days before any non-emergency work, and any proposed new construction would require a wetlands permit.

**A motion was made by:** P. Kilby to find that application IW 08/17 #010 for an Inland Wetlands Permit for General Maintenance of Stormwater facilities for the Town of Plainville **is not** a significant activity.

**Seconded by:** S. Emmendorfer

**All in Favor 4 to 0**

**Motion Passes**

The application will be voted upon October 4, 2017.

**2. IW 08/17 #011 – Declaratory Ruling – Valley Water Systems – Construction of new building**

Valley Water Systems is proposing to construct a 900sf chemical storage building with an attached 600sf covered outdoor storage area. No wetlands mapping was done by a soil Scientist as it is clear that the use is permitted as of right in a wetland (without a permit) in accordance with Section 4.01.e of your regulations. The Town's Official Wetland Map is more than sufficient to render this jurisdictional (declaratory) ruling. The facility is an integral part of Valley Water Systems ability to provide potable water to all residents and businesses in the Town of Plainville.

The proposed facility is within an upland review area on what appears to be "made land" in the immediate vicinity of Hamlin's Pond on Valley Water property.

Mr. DeVoe explained to the Commission that the activity proposed appears to be permitted by right, and that no permit is necessary. What is necessary is that the Commission make a finding that the activity is indeed permitted by right.

Mr. Hanson reported that he received approval from the State Department of Health.

S. Emmendorfer suggests adding a concrete pad in case of a chemical spill. Mr. Hanson says that he will add it to the plans. Because no permit is required, he conceded a condition could not be attached to any motion. The CT Dept. of Public Health has already approved the plan as well.

**A motion was made by:** P. Kilby to make a finding that application IW 08/17 #011 for the construction of a 1500 sf building in the upland review area by Valley Water Systems **is** a permitted use as of right.

**Seconded by:** T. Kijanka

**All in Favor 4 to 0**

**Motion Passes**

**7. BILLS AND COMMUNICATION**

None

## 8. MINUTES

**A motion was made by:** P. Kilby to accept the August 2, 2017 minutes as written.

**Seconded by:** ST. Kijanka

**Vote:** 4-0 in favor

**Minutes accepted**

## 9. REPORTS

**Town Planner – None**

## 10. ADJOURNMENT

**A motion was made** by P. Kilby to adjourn the meeting at 7:35 pm.

**Seconded by:** S. Emmendorfer

**Vote:** 4-0 in favor

**Meeting adjourned at 7:35 pm**

Respectfully Submitted,

*Jennifer Dahlstrom*

Jennifer Dahlstrom  
Recording Secretary