

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

**MINUTES
November 1, 2017**

REGULAR MEETING AT 7:00 P.M.

**MUNICIPAL CENTER
ROOM 304**

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

1. ROLL CALL

A motion was made by: R. Michalic to elevate the alternate T. Kijanka.

Seconded by: S. Emmendorfer

All in Favor 4 to 0

Motion Passes

2. PUBLIC COMMENTS

None

3. PUBLIC HEARINGS

None

4. UNFINISHED BUSINESS

1. IW 09/17 #012 – 0 Northwest Drive (MBL 04-A-01) – Metro Realty – Wetland Permit – Construction of a 33,600 sf building with associated site improvements, with a portion of the construction in the upland review area

Metro Realty is proposing to construct a 33,600-sf warehouse with associated site improvements on the northern side of Northwest Drive. Construction of the storm water basins and drainage outfalls partially occur in the upland review area.

A motion was made by: S. McMahon to approve application IW 09/17#012 for an Inland Wetlands Permit for construction of a 33,600-sf building with site improvements with a portion for FCP-TWO LLC.

Seconded by: S. Emmendorfer

All in Favor 5 to 0

Motion Passes

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.

2. IW 09/17 #013 – 311 New Britain Avenue – Calco Construction & Development – Wetland Permit – Construction of a 17,000 sf retail store with associated site improvements, with a portion of the construction in the upland review area.

Calco Construction is proposing to construct a 17,054-sf retail building and a 12,000-sf pad site for future development with associated site improvements. There are wetlands located off the site to the west based on the towns wetland mapping.

The applicant presented the plan. The applicant's soil scientist, David Lord, was present. He reviewed the 2000 Kenneth Stevens Soil Report and explained that he did not find any additional wetlands on the applicant's property. David Lord stood by his initial report and explained in a detailed manner why.

The applicant's revised plan shows a future access between the subject site and the abutting property to the west. As was requested by Attorney Hollister at the previous meeting, the plan includes revisions and a notation regarding a potential connection to the adjacent lot. The Town will have no control over any agreement between the private parties other than what is typically required.

A motion was made by: S. McMahon to approve application IW 09/17#003 for an Inland Wetlands Permit for construction of a 17,054-sf building with site improvements in the upland review area for Calco Construction & Development.

Seconded by: T. Kijanka

All in Favor 5 to 0

Motion Passes

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.

5. NEW BUSINESS

None

6. BILLS AND COMMUNICATION

None

7. MINUTES

A motion was made by: T. Kijanka to accept the October 4, 2017 minutes as written.

Seconded by: S. Emmendorfer

Vote: 5-0 in favor

Minutes accepted

8. REPORTS

Town Planner – Mark told the commissioners that there are no applications yet for the December meeting. The committee agrees if there are no applications received, the December meeting will be canceled.

9. ADJOURNMENT

A motion was made by T. Kijanka to adjourn the meeting at 7:37 pm.

Seconded by: S. Emmendorfer

Vote: 5-0 in favor

Meeting adjourned at 7:37 pm

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom
Recording Secretary

Inland Wetlands 11-1-17