

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

REGULAR MEETING

May 2, 2018

7:00 P.M.

MINUTES

**MUNICIPAL CENTER
ROOM 302**

PRESENT: S. Emmendorfer, R. Michalic, M. Goulet, P. LeBeau, P. Kilby, S. McMahon

ALTERNATES: T.Kijanka

STAFF: Garrett Daigle

GUESTS: Tom Daley and Bill Root, Milone & MacBroom; Metro Realty representing FCP TWO LLC for PZ 04/18 #004 – 0 Northwest Drive

Steve Judis, Harry E. Cole & Son, Plantsville, CT representing Oak Land Developers for PZ 04/18 #005 – 123 Ledge Road

I. ROLL CALL

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

Seconded by: S.Emmendorfer

All in Favor 6 to 0

Motion Passes

II. PUBLIC COMMENTS

None

III. PUBLIC HEARINGS

None

IV. UNFINISHED BUSINESS

1. **IW 04/18 # 004 – IW Permit – 0 Northwest Drive (MBL 08-A-34) Propose to construct up to 294,500 square feet of warehouse space with associated site improvements by FCP TWO LLC.**

FCP TWO LLC is proposing construction of up to 294,500 square feet of warehouse space (two warehouses) with associated site improvements, drainage and parking. The applicant is seeking concept approval in order to better market the property. The proposal includes an abandonment of corporate avenue and construction of a new cul-de-sac and will appear before the next Town Council meeting. Proposed construction involves a driveway and drainage in the upland review area and impact to an existing detention basin at the northwest corner of the property. The detention basin contains two emergency spill ways for high rain events; all water hits a rip rap splash pad to dissipate flow.

The Wetlands Delineation Report (dated December 28, 2016) including soil report is attached to tonight's meeting package. It was summarized by Mr. Daley and Mr. Root of Milone & MacBroom.

A draft motion was made by: R. Michalic to place application on June 2018 Town Council Agenda IW 04/18 #004 for FCP TWO LLC at 0 Northwest Drive (MBL 08-A-34) in RI Zone, construction of up to 294,500 square feet of warehouse space with associated site improvements. It is not a significant activity.

Seconded by: P. LeBeau

All in Favor 7 to 0

Motion Passes

2. **IW 04/18 # 005 – IW Permit – 123 Ledge Road (MBL 44-E-10) Propose to construct a new residential home by Oak Land Developers.**

Oak Land Developers is proposing construction of a new residential home on an RI vacant lot on 123 Ledge Road. A portion of the construction includes clearing of land and paving occurring in the upland review area. Wetlands were flagged near the middle of the current property adjacent to a drainage channel that flows from across Ledge Road. The new home will be built toward the southern portion of the parcel and the applicant is proposing a donation of land at the base of the ledge to the town as open space. In addition, the applicant proposes splitting off the parcel to the north to create an additional building lot.

A motion was made by: R. Michalic to find that application IW 04/18 #005 for Oak Land Developers at 123 Ledge Road (MBL 44-E-10) in an R-20 Zone, for construction of a new residential home is not a significant activity.

Seconded by: P. LeBeau

All in Favor 7 to 0

Motion Passes

V. NEW BUSINESS:

None

VI. BILLS AND COMMUNICATIONS:

A. CACIWC Volume 30 Issue 1

VII. MINUTES

A motion was made by: R. Michalic to approve as written for the regular meeting minutes for April 4, 2018.

Seconded by: S. Emmendorfer

All in Favor 7 to 0

Motion Passes

VIII. REPORTS

Garrett went over what they are working on in the Planning Office. The Plan of Conservation and Development (POCD) will be entered for approval on Monday, May 7th. A Capitol Region Council of Governments (CRCOG) Hazard and Mitigation Plan survey is encouraged for residents to complete online.

IX. ADJOURNMENT

A motion was made by: S. Emmendorfer to adjourn the meeting at 8:00 pm.

Seconded by: S. McMahon

Vote: 7-0 in favor

Meeting adjourned at 8:00 pm

Respectfully Submitted,

Dawn Guite

Dawn Guite
Acting Recording Secretary