

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

**MINUTES  
September 7, 2016**

**REGULAR MEETING AT 7:30 P.M.**

**MUNICIPAL CENTER  
ROOM 304**

**PRESENT:** P. Kilby, R. Michalic, K. Anderson T. Kijanka  
M. Goulet, S. Emmendorfer  
**STAFF PRESENT:** M. DeVoe  
**ABSENT:** R. Ciotto, S. McMahon

**I. ROLL CALL**

**A motion was made** by R. Michalic elevate the alternate.

The motion was seconded by: P. Kilby

**Vote: 5-0 in favor T. Kijanka abstains**

**II. PUBLIC COMMENTS**

None

**III. PUBLIC HEARINGS**

None

**IV. NEW APPLICATIONS**

**1. IW 08/16#006 – Wartonick – IW Declaratory Ruling – residential addition – incidental to use – no deposition proposed within wetlands – no diversion – no alteration of wetlands – 8 Gilberte Street (MBL 44-P-07).**

Mr. Wartonick introduced himself to the Commission and explained his proposal. Mark DeVoe, Wetland Agent, explained to the Commission that Nick and Sara Wartonick are seeking a declaratory ruling to construct a residential addition at 8 Gilberte Street approximately 53 feet distant from the wetlands as shown on the town map. While no soil sampling was done by a Soil Scientist, staff is confident of this distance and in fact believes it may even be greater to the edge of the swamp where lawn ends and marsh begins. Either way, this activity is defined under Section 4.01.d as “uses incidental to the enjoyment and maintenance of residential property...”, such use being further classified as a ‘permitted use as of right’. If a use is determined to be “as of right” by the Commission, no permit is necessary.

## V. UNFINISHED BUSINESS

### **1. IW 07/16#005 – Somak Property Management - Removal of vegetation from shoreline boat launch and access areas at Hamlin Water's Edge Condominiums – 365 Woodford Avenue (MBL 30-A-18) in a general commercial zone.**

On August 3<sup>rd</sup>, 2016, the Commission made a finding of no significant impact.

Mark DeVoe reminded the Commission that the erosion control work is viewed as a soil conservation activity and is exempt (nonregulated) in accordance with Section 4.01.a of their regulations. Staff met with the applicant at the site on August 23, 2016; a photographic representation of what is being requested was provided. The Commission was informed by staff that steep grades at locations "A" and "E" made it unwise to clear unless more formalized plans were submitted. Areas "C" and "D" do have a grade to deal with, but much less so than "A" and "E". Staff feels that entryways "C" and "D" are sufficient to service the residents and present the least amount of impact necessary to accomplish their goals. Should the applicant wish to clear locations "A" and "E", staff suggests that engineered plans be provided.

Staff will review the proposed on the minor erosion correction against the State Erosion and Sedimentation Control Guidelines for appropriateness and permit the work to proceed if designed in accordance with best management practices. Again, this work does not require formal approval as it is nonregulated under §4.02.a of your regulations.

**A motion was made by:** P. Kilby to approve application IW 07/16#005 for an Inland Wetlands Permit for the removal of vegetation to clear shoreline boat launch and access areas at Hamlin Water's Edge Condominiums – 365 Woodford Avenue (MBL 30-A-18) in a general commercial zone at 365 Woodford Avenue (MBL 30-A-18) with the following modifications:

1. Only Section C & D as indicated on the plans will be permitted.
2. No fuel powered tools may be used to remove vegetation. Hand tools and electric tools are permitted.
3. The applicant shall present the Wetlands Agent with a drawing detailing the erosion control work for approval prior to beginning such work. State Guidelines on erosion and sedimentation shall be consulted.
4. Permit duration will be five years. The applicant may request a five-year extension prior to the expiration of the initial five-year period.
5. Town staff to monitor and inspect after project completion.

**Second:** T. Kijanka

**All in Favor 5 to 0, (1 abstains, M. Goulet because he was not present at previous meeting.)**

**Motion Passes**

## VI. NEW BUSINESS

**1. IW 08/16#006 – Wartonick – IW Declaratory Ruling – Residential addition – incidental to use – no deposition proposed within wetlands – no diversion – no alteration of wetlands construction – 8 Gilberte Street (MBL 44-P-07).**

**A motion was made by:** P. Kilby to make a finding that application IW 08-16-006 for a residential addition for Nick and Sara Wartonick of 8 Gilberte Street in an R-11 Zone is a permitted use as of right.

**Second by:** R. Michalic

**All in Favor 6 to 0**

**Motion Passes**

## VII. BILLS AND COMMUNICATIONS

1. The Habitat – Summer 2016 – Volume 28, Number 3

## VIII. MINUTES

**A motion was made** by: T. Kijanka to accept the August 3, 2016 minutes as written.

**The motion was seconded** by: R. Michalic

**Vote: 4-0 in favor 2 abstain P. Kilby and M. Goulet**

## IX. REPORTS

None

## X. TOWN PLANNER

None

## XI. ADJOURNMENT

**A motion was made** by T. Kijanka to adjourn the meeting at 7:27 pm.

**The motion was seconded** by: K. Anderson

**Vote: 6-0 in favor**

Respectfully Submitted,

*Jennifer Dahlstrom*

Jennifer Dahlstrom  
Recording Secretary

Inland Wetlands and Watercourses 9/7/16