

**INLAND WETLANDS AND WATERCOURSES COMMISSION
PLAINVILLE, CONNECTICUT
JUNE 7, 2023
REGULAR MEETING
MINUTES**

REGULAR MEETING at 7:00 P.M.

**MUNICIPAL CENTER
ROOM 304 – COUNCIL CHAMBERS**

PRESENT: P. LeBeau, P. Martin, P. Kilby, R. Carrier

ABSENT: None

STAFF: M. Devoe, Town Planner

I. ROLL CALL

All members were present.

II. PUBLIC COMMENTS

None

III. PUBLIC HEARINGS:

None

IV. UNFINISHED BUSINESS

A. Notice of Violation / Cease and Desist Order- Show Cause – 12 Granger Lane – clear cutting in a regulated area – Continued from meeting 5-3-23.

A report of clearing near a wetland was phoned into staff's office. New owners of 12 Granger Lane, (Graceway Church), indicated that the former owners had been clearing underbrush around an area of Poville Pond. The new owners later came in and cleared some small to medium size trees throughout the same area. While the previous owners left them with an incipient violation, the new owners of the Church perpetuated it by doing additional clearing.

Planner Devoe tried to play a video from the applicant, but unfortunately, it would not work.

The applicant explained that they are planning on doing Conservation efforts in 3 stages.

Section A – area closest to parking lot -

- Cleaned vines
- Pruned trees
- Removed rusty fence
- Proposing to bring in top soil and seed to help maintain the topography of the area.
- Plant 2 or 3 ornamental trees
- Boy scouts are making the benches for the proposed area.

Section B – Mid Section

- Cut down 14 trees
- Removed longer section of rusty fence
- Proposing to add top soil and grass
- Remove vines
- Plant ferns
- Plant shrubs
- Current trees will not be removed

Section C – closest to the pond

- Remove trash
- Cut out vines from trees
- Bring in bucket truck to remove vines in the trees
- Plant grass by water
- Consider putting ferns around pond
- Trim back or remove some of the vegetation that is growing into the pond.

Steve Kowal, Pastor at Graceway Church, explained that they want to beautify the area. Clearing done has not created erosion nor has it destabilized the ground.

It was recommended that an aerial picture of the site be presented at the July meeting with more detail and an explanation of their plans for the area, including a plant list. Planner Devoe recommended that staff continue to follow up with the applicant to make sure that the proposed plan is being followed. The applicant would provide updates on a regular basis.

Commissioner Kilby stated that because the applicant is going to bring in top soil that a permit is required.

Discussion followed. Applicant will put together the plan as requested and come back to the meeting in July to present the plan and permit application.

V. NEW BUSINESS

1. IW 05/23 #07 – IW permit for activity in an upland review area – 0 Northwest Drive (MBL 07-A-15.1) – Camp Pickleball, LLC.

Stephen Guidice, Harry Cole and Sons was present for the applicant. Mr. Guidice presented the proposed plan.

The applicant is proposing a pickleball facility at the vacant parcel to the rear of the Firestone Auto Service facility on Northwest Drive. The proposed facility is 23,400 square feet in size with three outside courts and associated parking and landscaping.

The commissioners looked over the plans and asked questions. Commissioner Kilby asked if a fence is proposed where the outdoor courts are located. Mr. Guidice responded that they would consider adding one. Commissioner Kilby asked about the timeline for completion. Mr. Guidice stated that they would be hoping to open in spring of 2024.

A motion was made by: P. Martin to approve IW05/23#07 for a permit in an upland review area.

Seconded by: P. LeBeau

All in Favor 4 to 0

Motion Passes

2. IW 05/23 #08 – IW permit for activity in an upland review area – 0 Bilodeau (Field Street Rear) – Carrier Group, Inc.

Daniel Carrier from Carrier Group was present. The applicant is proposing a single-family dwelling on a 21.51-acre parcel of land. The parcel is largely constrained by wetlands and floodplain save a small area near the terminus of Field Street. This is where the applicant is proposing to construct his home. Much of the house is in the upland review area. In addition, while the upland areas perk well for septic, the owner has decided it would not be advisable to excavate a full foundation for a basement.

Due to the lack of storage that presents, much of the remaining uplands are used to support the construction of a garage. The home needs to be elevated to be safely located out of reach of any flood waters. This necessitates filling, which, in the floodplain, must be compensated for through the removal of material within the same reach of the floodplain. The applicant will in effect, exchange soil within the floodplain for the fill on his home site so that no net increase of fill in the floodplain will occur.

Commissioner Carrier stated that the applicant is his nephew, but he has no involvement in this application or any monetary involvement in the project. Commissioner Carrier feels that he can be impartial and is able to vote on this application.

A motion was made by: P. Martin to approve IW05/23#08 for a permit in an upland review area.

Seconded by: R. Carrier

All in Favor 4 to 0

Motion Passes

VI. BILLS AND COMMUNICATIONS

None

VII. MINUTES

A motion was made by: R. Carrier to approve the regular meeting minutes of May 3, 2023 as written.

Seconded by: P. Martin

All in Favor 4 to 0

Motion Passes, Minutes Accepted

VIII. PLANNER'S REPORT

Planner Devoe talked about what he is working on in his office.

IX. ADJOURNMENT

A motion was made by: P. LeBeau to adjourn the meeting at 8:15 pm.

Seconded by: P. Martin

All in Favor 4 to 0

Motion Passes

Meeting adjourned at 8:15 pm.

Respectfully submitted,

Jennifer Dahlstrom

Recording Secretary