

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

**SPECIAL MEETING  
June 25, 2018  
7:00 P.M.  
MINUTES**

**MUNICIPAL CENTER  
ROOM 304**

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

**ALTERNATES:** T.Kijanka

**ABSENT:** None

**STAFF:** Garrett Daigle

**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 05/18 #006 – IW Permit – 354 East Street – Propose to construct 9,070 square foot retail building.**

BTF Realty is proposing to construct a 9,070-square foot retail facility on East Street. The property formerly was used for Budget truck storage adjacent to the Taylor Rental property, and contained an abandoned home. The Home has been torn down to make way for the new development. There are wetlands on the rear of the property to the East. There is no direct impact to the wetlands, however paving and construction of a drainage basin is planned to occur in the upland review area in close proximity to wetlands.

Last month the commission determined that this was not a significant activity.

**A motion was made by:** R. Michalic to approve with conditions application IW 05/18 #006 for BTF Realty at 354 East Street in a GC Zone, for construction of a 9,070-square foot retail building with associated site improvements.

**Seconded by:** T. Kijanka

**Conditions:**

1. No refueling in the upland review area.
2. 5 year permit duration
3. Staff to inspect erosion and sedimentation controls prior to construction.

**All in Favor 6 to 0**

**P. Kilby abstains**

**Motion Passes**

#### V. NEW BUSINESS:

1. **IW 05/18#007 – Declaratory Ruling – 133 Hollyberry Lane – rebuild and expand existing deck.**

The applicant has an existing deck off the back of their house that needs to be replaced. They are proposing to extend the deck by 5-8 Feet. The closest impact to the wetlands is 85 feet.

**A motion was made by:** S. McMahon to make a declaratory ruling that application IW 06/18#006 for replacement and expansion of deck for Rachel Kelly at 133 Holly berry Lane (MBL 40-A-06-12) in an R-20 Zone is a non-regulated use.

**Seconded by:** P. Kilby

**All in Favor 7 to 0**

**Motion Passes**

#### VI. BILLS AND COMMUNICATIONS:

None

**VII. MINUTES**

**A motion was made by:** R. Michalic to approve the meeting minutes for the meeting June 6, 2018.

**Seconded by:** S. Emmendorfer

**All in Favor 6 to 0**

**P. Kilby abstains**

**Minutes Accepted**

**VIII. REPORTS**

Garrett talked about the POCD and upcoming meetings.

**IX. ADJOURNMENT**

**A motion was made by:** R. Michalic to adjourn the meeting at 7:08 pm.

**Seconded by:** S. McMahon

**Vote: 7-0 in favor**

**Meeting adjourned at 7:08 pm**

Respectfully Submitted,

*Jennifer Dahlstrom*

Jennifer Dahlstrom  
Recording Secretary