

**INLAND WETLANDS AND WATERCOURSES COMMISSION  
PLAINVILLE, CONNECTICUT  
MINUTES  
March 2, 2016**

**REGULAR MEETING AT 7:00 P.M.**

**MUNICIPAL CENTER  
ROOM 304**

**PRESENT:** P. Kilby, R. Michalic, K. Anderson T. Kijanka  
M. Goulet, S. Emmendorfer  
**STAFF PRESENT:** M. DeVoe, Quinn Christopher, Town Council Liaison  
**ABSENT:** R. Ciotto (excused)

**1. ROLL CALL**

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

The motion was seconded by: P. Kilby

**Vote: 6-0 in favor**

**2. PUBLIC COMMENTS**

None

**3. PUBLIC HEARINGS**

1. **IW 01/16#001 – GP Investment Realty, LLC – Map Amendment – to re-delineate the wetlands boundary at 25 Forestville Avenue in a General Industrial zone (Public hearing must close by April 6, 2016. Decision required by June 10, 2016).**

The applicant and representative clarified the situation with regard to the soils that were imported onto the site years ago. M. DeVoe indicated that the previous owner, White Oak Corp., received permission in 1990-91 to fill an area of the property in close proximity to Forestville Avenue. He indicated that approvals were obtained by the Planning and Zoning Commission, but not the Inland Wetlands and Watercourses Commission, nor did the original fill receive a floodplain permit, which would be indicated. M. DeVoe explained that he was unsure why these other permits were not sought/required, but felt that the new owner should not be held liable for what happened 26 years ago.

Attorney Ziogas for the applicant introduced Scott Stevens, Soil Scientist for the applicant. Mr. Stevens addressed M. DeVoe's question regarding the soil report and whether the appropriate soil delineation process was applied to the fill material. After two pre-meeting discussions with M. DeVoe, the Soils Scientist felt that he responded to Staff's concerns adequately. M. DeVoe indicated that was indeed the case; the fill material was deeper than the depth to which the profession is required to inspect, hence no wetland soils are encountered and the soil is classified as man-made – fill material.

Thomas Moschini, 40 Forestville Avenue, said that they have been bringing in cars with wreckers all hours of the day and night. They are motorized vehicles, which is not currently permitted on this site.

Scott Saunders, 55 Fawn Drive, said that the applicant has issues with following the rules and regulations and should not be rewarded for bad behavior by this Commission.

After thanking the residents, the Chairman reminded all that their directive on this application was to consider the re-classification of soil types on the site. There being no further comment, or presentation, the public hearing was closed.

#### **4. NEW APPLICATIONS**

None

#### **5. UNFINISHED BUSINESS**

1. **IW 01/16#001 – GP Investment Realty, LLC – Map Amendment – to re-delineate the wetlands boundary at 25 Forestville Avenue in a General Industrial zone.**

The Chairman asked if the Commission was ready to take action on this application, or would the Commission like to take the month to consider what was presented and render a decision at their next meeting. The consensus was to continue the matter until the Commission's April 6<sup>th</sup> meeting. The Chairman reminded the Commission that the hearing has been closed and that no testimony, other than what was already presented, may be considered.

**A motion was made by:** P. Kilby to table this application until the Commission's April 6<sup>th</sup> meeting.

**Second:** R. Michalic

**All in Favor 6 to 0**

**Motion Passes**

2. **IW 02/16#002 – Industrial Development Corp/Ducci Electric – Inland Wetlands Permit – Construction within the Upland Review Area – 0 Unionville Avenue – (Assessor's Map 10, Block E, Lot 01).**

At the Commission's last meeting, a vote was held to decide whether the proposed activity was significant. The Commission decided that it was not. Staff indicated that they were still reviewing several minor aspects of the revised plan. Recall that they received approval for a 25,000 square foot facility at the property described as Map-Block-Lot 10-E-01 on Unionville Avenue. Their permit allowed development activity within the upland review area. Ducci now wants to purchase additional land for potential future expansion. In addition, access to the site is proposed to be moved approximately 75 feet to the north. The applicant represents that DOT requested relocation of the site access. The applicant also wishes to fence in the additional land, some of which is in the upland review area regulated by the Inland Wetlands and Watercourses Commission. These are fairly minor revisions that collectively rise to the level of requiring formal commission approval.

The applicant has responded to our concerns that the remaining land not be used for storage until such time as formal approvals are sought. The Plans currently indicate "GRASS AREA" within the area in question, which could have many meanings. Staff also had some concern over their request that the remaining land be mowed once annually to improve security on the site. In order to clarify the level of approval, staff recommends that the note "GRASS AREA" be replaced with: "Area to be left natural – no grubbing or clearing – and may be mowed with a brush hog or mechanical equivalent

once annually only on or before April 15th with no storage permitted until otherwise approved by appropriate authority.”

**A motion to approve a wetland permit for the construction of a 25,000 square foot industrial building and associated parking, fencing and landscaping in an upland review area as shown on plans entitled “Site Plan for Ducci Electric, William Delfino (Owner), Unionville Avenue, Plainville, CT” dated September 28, 2015, and revised to February 3, 2016 as conditioned and modified below by: P. Kilby**

**Second:** R. Michalic

Conditions:

1. No fueling, or storage of fuel in the upland review area or the Aquifer Protection Area.
2. The proposed silt fence shall be field located by a surveyor and installed prior to any excavation activity.

Modifications:

1. Remove the note: “GRASS AREA” and add the following note in its place on plan sheets L-1 and G-1: “Area to be left natural – no grubbing or clearing – and may be mowed with a brush hog or mechanical equivalent once annually only on or before April 15th with no storage permitted until otherwise approved by appropriate authority.”

**All in Favor 6 to 0**

**Motion Passes**

**3. GP Investment Realty, LLC, 25 Forestville Avenue – Notice of Violation – Show cause**

Staff noted that the applicant has removed the offending soil stockpiles from the upland review area. Regarding the trail that was being cut into the floodplain, the Commission asked the applicant if he would be willing to replace the shallow excavation with native material and rake nearby detritus such as leave litter over the affected area. Attorney Ziogas indicated that he felt his client would be amenable to that. The Commission asked that a photograph of the repair be submitted at the applicant’s earliest convenience.

**A motion was made by:** T. Kijanka to table the enforcement action until the April meeting.

**Second:** R. Michalic

**All in Favor 6 to 0**

**Motion Passes**

**6. NEW BUSINESS**

None

**7. BILLS AND COMMUNICATIONS**

1. The Habitat – Winter 2016- Volume 28, Number 1

**8. MINUTES**

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

The motion was seconded by: R. Michalic

**Vote: 7-0 in favor**

**9. REPORTS**

None

**10. TOWN PLANNER**

None

**11. ADJOURNMENT**

**A motion was made** by T. Kijanka to adjourn the meeting at 7:47 pm.

The motion was seconded by: R. Michalic

**Vote: 6-0 in favor**

Respectfully Submitted,

*Jennifer Dahlstrom*

Jennifer Dahlstrom  
Recording Secretary