

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

**MINUTES  
July 5, 2017**

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

**MUNICIPAL CENTER  
ROOM 304**

**PRESENT:** P. Kilby, R. Michalic S. McMahon, M. Goulet,  
S. Emmendorfer  
**STAFF PRESENT:** M. DeVoe G. Daigle  
**ALTERNATES PRESENT:** T. Kijanka  
**EXCUSED ABSENCE:** None

**I. Roll Call**

**A motion was made by:** R. Michalic to elevate the alternate, T. Kijanka.  
**Seconded by:** P. Kilby

**All in Favor 5 to 0**

**Motion Passes**

**II. Public Comments**

**None**

**III. Public Hearings**

1. **IW 05/17 #006 — Wetland Permit — Town of Plainville — Construction of addition to WPC facility for Phosphate removal, trenching, and repaving in an upland review area — 90 Cronk Road (MBL 14-8-02) in a GI Zone.**

As mandated by the State of Connecticut, the town must add a phosphate removal process to increase water quality before discharge into the Pequabuck River. The construction of these upgrades will take place in the upland review area, with discharge into a wetland. The upgrades will comprise a new 6,500 sqft building, trenching for new piping, milling and repaving a portion of pavement, and full depth repaving of the area surrounding the construction in the upland review area. A new catch basin will be installed that will contain a spill control shut off valve, the catch basin and roof leaders of the new building will discharge into underground detention basins that will contain an overflow that will discharge into a splash pad before entering the wetland associated with the Pequabuck River. The nearest disturbances to the wetland are approximately 25 feet, where pavement already exists. The Commission deliberated whether the activity was deemed significant as required by their regulations.

One person from the public spoke

1. Joe Alosso, Superintendent of the Water Control Plant talked about the project briefly, it's need to comply with Federal and State water pollution control mandates, and his commitment to shepherd the project through to satisfactory completion.

M. Goulet closed the public hearing.

**A motion was made by:** S. McMahon to issue a permit and approve application IW 5/17#006 with the following conditions:

1. No refueling or fueling within the wetlands or upland review areas.
2. Silt fence to be installed and town staff called for inspection prior to any excavation activities beginning.
3. The duration of the permit is 5 years.

**Seconded by:** T. Kijanka

All in Favor 5 to 0    S. Emmendorfer abstains    Motion Passes

#### IV. New Applications

1. **IW 06/17 #007 — Wetland Permit — Eric Kucharczyk (Oakland Developers) — Residential subdivision with portion of future construction in upland review area. — 172 Red Stone Hill (MBL 41-C-OI) in an R-20 Zone**

Mr. Kucharczyk proposes an 11-lot residential subdivision at 172 Red Stone Hill. Two lots, including an existing home, will front on Red Stone Hill, the remaining 9 will front on a proposed extension of Condale Lane, terminating in a cul-de-sac. Mr. Kucharczyk is proposing to include a detention basin to the east of the property, which is within the upland review area very near to the Wetlands. The Commission discussed the possibility that the activity could have a significant impact on the nearby wetlands

**A motion was made by:** S. McMahon to find that application IW 06/17#007 for an Inland Wetland Permit for construction of an 11-lot subdivision with a portion of future construction in an upland review area, does pose a significant impact to wetlands and watercourses.

**Seconded by:** T. Kijanka

All in Favor 6 to 0

Motion Passes

Public hearing to be scheduled for August 2, 2017

2. **IW 06/17 #008 — Wetland Permit — Severino Bovino (Ferguson Electric) — Construction of addition with portion in the upland review area and intermittent watercourse with associated paving. Construction of new building with associated paving in upland review area — 112 Northwest Drive (MBL IQ-E-01.2) in an RI Zone.**

Ferguson Electric has acquired the parcel to the northeast of his property and is seeking to expand the business in Plainville, as opposed to relocation.

There are wetlands and an intermittent watercourse that run through the location of the proposed addition, some of these features are directly impacted. The project includes mitigation of the loss of some wetlands through creation of additional wetlands on the site.

**A motion was made by:** P. Kilby to find that application IW 06/17#008 for an Inland Wetland Permit for construction of an addition within a wetland and upland review area and construction of a new building does pose a significant impact to wetlands and watercourses.

**Seconded by:** R. Michalic

**All in Favor 6 to 0**

**Motion Passes**

**Public hearing to be scheduled for August 2, 2017**

## **V. Unfinished Business**

1. **IW 05/17 #006 — Wetland Permit — Town of Plainville — Construction of addition to WPC facility for Phosphate removal, trenching, and repaving in an upland review area — 90 Cronk Road (MBL 14-8-02) in a GI Zone.**

Action taken directly following the public hearing.

## **VI. New Business**

1. **IW 06/17 #007 — Wetland Permit — Eric Kucharczyk (Oakland Developers) — Residential subdivision with portion of future construction in upland review area. — 172 Red Stone Hill (MBL 41-C-OI) in an R-20 Zone**
2. **IW 06/17 #008 — Wetland Permit — Severino Bovino (Ferguson Electric) — Construction of addition with portion in the upland review area and intermittent watercourse with associated paving. Construction of new building with associated paving in upland review area — 112 Northwest Drive (MBL IQ-E-01.2) in an RI Zone.**

Action taken under “new applications.”

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## **VII. Bills and Communications**

The Habitat – Spring 2017 - Volume 29 Number 2

## VIII. Minutes

**A motion was made by:** R. Michalic to approve the Regular Meeting Minutes dated June 7, 2017.

**Seconded by:** S. McMahon

**All in Favor 5 to 0**

**P. Kilby abstains**

**Minutes approved**

## IX. Reports

Town Planner

## X. Adjournment

**A motion was made** by T. Kijanka to adjourn the meeting at 8:06 pm.

**Seconded by:** R. Michalic

**Vote: 6-0 in favor**

Respectfully Submitted,

*Jennifer Dahlstrom*

Jennifer Dahlstrom  
Recording Secretary