

**INLAND WETLANDS AND WATERCOURSES COMMISSION  
PLAINVILLE, CONNECTICUT  
MINUTES  
February 3, 2016**

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

**MUNICIPAL CENTER, ROOM 304**

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

**I. ROLL CALL**

1. **A motion was made by:** R. Michalic to elevate T. Kijanka to full member.

The motion was seconded by: R. Ciotto

**Vote 6 to 0    Motion Passes    T. Kijanka abstains**

2. **A motion was made by:** R. Ciotto to add 2 new applications to the agenda, IW 02/16#001 and IW 02/16#002.

The motion was seconded by: R. Michalic

**Vote: 7 to 0    Motion Passes**

**II. PUBLIC COMMENTS**

None

**III. PUBLIC HEARINGS**

None

**IV. NEW APPLICATIONS**

1. **IW 02/16#001 – GP Investment Realty, LLC, Map Amendment, 25 Forestville Avenue**

**A motion was made by:** K. Anderson to accept this application and schedule the required public hearing for March 2, 2016 7:00 pm.

The motion was seconded by: R. Ciotto

**Vote: 7 to 0    Motion Passes**

2. **IW 02/16#002 – Ducci Electric, IW Permit, 0 Unionville Avenue**

**A motion was made by:** P. Kilby to accept this application and find it does not represent a significant impact to Wetlands or Watercourses.

The motion was seconded by: R. Ciotto

**Vote 7 to 0    Motion Passes**

## V. UNFINISHED BUSINESS

### 1. GP Investment Realty, LLC, 25 Forestville Avenue – Notice of Violation – Show Cause

At your January 6, 2016 IWWC meeting, the Commission upheld a Notice of Violation regarding reported activities within wetlands and upland review areas. The following information was attached to the Commission's packets:

1. Initial Notice of Violation dated December 17, 2015.
2. Follow up Notice of Violation dated January 7, 2016.
3. Plainville GIS map prepared by the Office of Planning and Economic Development on December 16, 2015 highlighting the two areas of fill and the "trail" being created through what we feel are alluvial floodplains, which are also classified by the State of CT and the Town of Plainville as wetlands. This map depicts the Town's Official wetland boundary and the floodplain boundary, as mapped by the Federal Emergency Management Agency (FEMA).
4. The State of Connecticut "CT ECO" wetland map of the area in question. Note that the State mapping corresponds very closely to both Federal (below) and Town (above) mapping.
5. The USDA Natural Resources Soil Conservation Service, National Cooperative Soil Survey map. The mapping elements 109 and 34B are shown as the predominant soil types on the site. Soil type 109 is by far the largest area of consistent soil type on the subject site and all activity found to be in question is within this soil type. Soil type 109 is defined by the NRCS as Fluvaquents-Udifulvents complex, which are frequently flooded and known to be floodplain soils. Again, floodplain soils are defined by the State of CT as wetland soils.
6. An NRSC written description of soil type 109 is also attached.

Given the consistency of data across all agency map sources (3), staff felt compelled to issue the above-mentioned notice. Based upon this information, it is staff's opinion that the applicant, by cutting a trail into undisturbed area of floodplain soil, has disturbed wetland soils without a permit. In addition, piles of fill brought onto the site in the area that was initially treated with process gravel constitutes fill within a wetland, or at the very least, an upland review area.

The commission discussed the violation with the applicant's representative. The piles have been removed and construction of the trail has been halted. Commission members decided it would be best to leave this application open to allow for the members to visit the site. The applicant's agent will forward contact information to M. DeVoe for dissemination. Commission members were asked not to visit the site together as that would constitute an illegal meeting. They were also asked to limit discussion with the applicant to what was necessary to view the site only.

**A motion was made by:** T. Kijanka to table the notice of violation for GP Investment Realty, LLC until the March 2, 2016 meeting.

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

**Vote: 7 to 0**

**Motion Passes**

## VI. NEW BUSINESS

None

## VII. BILLS AND COMMUNICATIONS

1. Newsletter for Municipal Inland Wetland Agencies – January 2016 – Issue 4.1

### VII A. ELECTION OF OFFICERS

**A motion was made by:** T. Kijanka to elect M. Goulet as Chairman of the Inland Wetlands and Watercourses Commission for the calendar year of 2016.

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

**Vote 6 to 0                      Motion Passes    M. Goulet abstains**

**A motion was made by:** T. Kijanka to elect R. Ciotto as Vice Chairman of the Inland Wetlands and Watercourses Commission for the calendar year of 2016.

**The motion was seconded by:** P. Kilby

**Vote 6 to 0                      Motion Passes    R. Ciotto abstains**

**A motion was made by:** T. Kijanka to elect R. Michalic as Secretary of the Inland Wetlands and Watercourses Commission for the calendar year of 2016.

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

**Vote 6 to 0                      Motion Passes    R. Michalic abstains**

### VIII. MINUTES

**A motion was made by:** R. Michalic to approve the Regular Meeting Minutes of January 6, 2016 as written.

The motion was seconded by: K. Anderson

**Vote: 7-0 in favor**

**Minutes Approved**

### IX. REPORTS

None

### X. ADJOURNMENT

**A motion was made** to adjourn the meeting at 7:30 pm by K. Anderson

The motion was seconded by R. Michalic

**Vote: 5-0 in favor              Meeting adjourned at 7:30 pm**

Respectfully Submitted,

*Jennifer Dahlstrom*

Jennifer Dahlstrom, Recording Secretary