

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

**REGULAR MEETING
June 6, 2018
7:00 P.M.
MINUTES**

**MUNICIPAL CENTER
ROOM 304**

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

ALTERNATES: T.Kijanka

ABSENT: P. Kilby

STAFF: Garrett Daigle

I. ROLL CALL

P. Kilby had an excused absence.

A motion was made by: R. Michalic to elevate the alternate.

Seconded by: S.Emmendorfer

All in Favor 5 to 0

Motion Passes

II. PUBLIC COMMENTS

None

III. PUBLIC HEARINGS

None

IV. UNFINISHED BUSINESS

1. **IW 04/18 #004 – IW Permit – 0 Northwest Drive (MBL 08-A-34) - Propose to construct up to 294,500 square feet of warehouse space with associated site improvements.**

FCP TWO LLC is proposing a warehouse of up to 294,500 square feet, or two warehouses of 104,000 sq. ft. each, with associated drainage and parking. The applicant is seeking concept approval in order to better market the property to potential tenants.

A motion was made by: R. Michalic cast a motion to approve with conditions IW 04/18 #004 for FCP TWO LLC at 0 Northwest Drive (MBL 08-A-34) in an RI Zone, for construction of up to 294,500 sq. ft. of warehouse space 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

Motion Passes

2. **IW 04/18 #005 – IW Permit – 123 Ledge Road - Propose to construct new residential home**

Oak Land Developers is proposing to construct a new residential home on Ledge Road. A portion of the construction, including clearing of land and paving, occurs in the upland review area. Wetlands were flagged toward the middle of the current property adjacent to a drainage channel that flows from across Ledge Road. The new home will be toward the southern portion of the parcel, as the applicant is proposing to donate land at the base of the ledge to the town as open space, as well as having split off the parcel to the north to create an additional building lot.

Steve Giudice from H.E. Cole & Son was present at the meeting. He explained that the applicant made minor changes to the original plan. The commissioners asked questions.

A motion was made by: R. Michalic to approve with conditions application IW 04/18 #005 for Oak Land Developers at 123 Ledge Road (MBL 44-E-10) in an R-20 Zone, for construction of a residential home

Seconded by: S. Emmendorfer

Conditions:

4. No refueling in the upland review area.
5. 5 year permit duration
6. Staff to inspect Erosion and Sedimentation controls prior to construction.

All in Favor 6 to 0

Motion Passes

V. NEW 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, thus requiring a wetlands permit.

Steve Guidice, H.E. Cole & Son went over the proposal with the commission. Steve explained that he will be relocating the dumpster and screening with arborvitae, per the request of Town Staff.

The commissioners asked questions. R. Michalic read the list of criteria to determine significance. The commission determined that it is not a significant activity.

A motion was made by: S. McMahon to find that 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 is not a significant activity.

Seconded by: T. Kijanka

All in Favor 6 to 0

Motion Passes

VI. BILLS AND COMMUNICATIONS:

None

VII. MINUTES

A motion was made by: R. Michalic to approve with two changes, the meeting minutes for the meeting on May 2, 2018. T. Kijanka seconded the motions under unfinished business not P. LeBeau.

Seconded by: S. McMahon

All in Favor 6 to 0

VIII. REPORTS

Garrett talked about the POCD and upcoming meetings. Garrett reported that the next meeting will be Monday, June 25 at 7:00 pm.

IX. ADJOURNMENT

A motion was made by: R. Michalic to adjourn the meeting at 7:26 pm.

Seconded by: T. Kijanka

Vote: 6-0 in favor

Meeting adjourned at 7:26 pm

Respectfully Submitted,

Jennifer Dahlstrom

Jennifer Dahlstrom
Recording Secretary