

**TOWN OF MONTVILLE  
INLAND WETLANDS COMMISSION  
310 NORWICH NEW LONDON TURNPIKE  
UNCASVILLE, CONNECTICUT 06382  
PHONE (860) 848-8549 - FAX (860) 848-2354**

**Meeting Minutes of Thursday, February 17, 2011  
7:00 P.M. - MONTVILLE TOWN HALL, *Council Chambers***

**1. Call to order**

Chairman Brush called the regular meeting of the Inland Wetlands Commission to order at 7:00 p.m.

**2. Roll call**

Present were Commissioners Bartholomew, Beauchene, Brush, Johnson, O'Bday, Riske and Taylor. Also present was Ms. Colleen Bezanson, Inland Wetland Agent/Planner II.

**3. Approval of the Meeting Minutes**

- a. Approve minutes of October 21, 2010 meeting.

Motion made by Commissioner Johnson, seconded by Commissioner Bartholomew to approve the October 21, 2010 meeting minutes as submitted. Discussion, none, voice vote, 6-0-1 (Commissioner O'Bday abstained from the vote). Meeting minutes approved.

- b. Approve minutes of December 16, 2010 meeting.

Motion made by Commissioner Johnson, seconded by Commissioner Riske to approve the meeting minutes of December 16, 2010 as submitted. Discussion, none, voice vote; 5-0-2 (Commissioners Beauchene and Johnson abstained from the vote). Meeting minutes approved.

Motion made by Commissioner Johnson, seconded by Commissioner Bartholomew to move the Executive Session discussion to the end of the agenda after agenda item 9 (d). Discussion, none, voice vote, 7-0, all in favor, motion carried, agenda amended to reflect the alteration.

**4. Public Hearings**

Chairman Brush indicated there are no public hearings scheduled to be heard at this meeting.

**5. Show Cause Hearings**

Chairman Brush indicated there are no show cause hearings scheduled to be heard at this meeting.

**6. Remarks from the public relating to items on the agenda**

Chairman Brush asked three times if anyone from the public would like to come forward to address the Commission.

**7. Old Business**

- a. Donna Belle Jacobson: An application for subdivision review on the property located at 437 Kitemaug Road, Montville, Ct. as shown on Assessor's Map 34 Lot 1.

Ms. Bezanson distributed the narrative and staff report and provided a plan of the proposal to the Commission for review regarding this application. She indicated the property is before the Commission for a subdivision review only as there are no wetlands will be affected by the subdivision of said property. Mr. James Andriote spoke on behalf of the property owner, stating the proposal will split the property into two parcels and the property owner has plans to build a house on the second parcel in five years and there are no house plans available for review at this time.

Motion made by Commissioner Johnson, seconded by Commissioner O'Bday after giving due consideration to all relevant factors including those in Section 10 and or Section 4 of the Montville Inland Wetland Regulation and Section 22a-41 of the Connecticut General Statutes, to send favorable comment to the Planning and Zoning Commission for the subdivision application of;

210 IWC 26 Donna Belle Jacobson: An application for subdivision review on the property located at 437 Kitemaug Road, Montville, Ct. As shown on Assessor's Map 34 Lot 1 as depicted on the plan titled "Plan Showing Jacobson Subdivision Property of Donna Belle Jacobson 437 Kitemaug Rd Montville, Ct. September 2010 Prepared by Dieter & Gardener Land Surveyors 1641 Route 12 Gales Ferry, Ct.

Reason for approval: No regulated wetland areas on the property. Discussion, none, voice vote, 7-0, all in favor. Application approved.

- b. Michael Dykas: An application for the installation of a septic system on the property located at 1784 Route 85, Montville, Ct. as shown on Assessor's Map 11 Lot 3A.

Ms. Bezanson explained there was a fire on this property and the septic system has failed. The proposal for the new septic system is an upgrade from the old system for the three bedroom home. The Commission has not been to the site for a site walk due to the weather and because the proposed work is very close to a brook the requested a thirty day extension in order schedule a site walk. Mr. Michael Dykas was present and granted the Commission the thirty day extension, stating he does not plan to start work on this project until May or June and the extension will not hold up construction in any way.

Motion made by Commissioner Riske, seconded by Commissioner Beauchene to schedule a site walk to the property located at 1784 Route 85, Montville, Ct as shown on Assessor's Map 11, Lot 3A on Tuesday, March 15, 2011 at 6:00 p.m. Discussion, none, voice vote, 7-0, all in favor, motion carried.

**8. New Business:**

- a. Scott Soderberg: An application for the modification of existing permit to include patio area on the property located at 217 Doyle Road, Montville, Ct. as shown on Assessor's Map 57 Lot 5A.

Commissioners Beauchene and Brush recused themselves from discussions regarding this application and left the podium. Commissioner Taylor was appointed to sit as acting Chairperson for this application.

Mr. Soderberg reviewed the modified plan with the Commission and indicated the modifications to the plan do not increase the disturbance area as originally proposed, it is simply a design change for his patio area. He reviewed the plan and answered questions from the Commission.

Motion made by Commissioner Johnson after giving due consideration to all relevant factors including those in Section 10 and or Section 4 of the Montville Inland Wetland Regulation and Section 22a-41 of the Connecticut General Statutes, to approve the following application:

211 IWC 3 **Scott Soderberg**: An application for the modification of permit 210 IWC 17 to include the creation of a patio are and a new tier of retaining wall on the property located at 217 Doyle Road, Montville, Ct. As shown on Assessor's Map 57 Lot 5A as depicted on the plan titled "Modified plan for Retaining Wall and Fence Project for 217 Doyle Road" and the application and narrative dated 1/5/11.

### **Standard Reasons for Approval**

1. The environmental impact of the proposed project does not have a significant effect on the inland wetland's and watercourse's capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and groundwater, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety.
2. The Commission has determined that the relationship between the short-term uses of the environment and the maintenance and enhancement of long-term productivity will have no impact on the surrounding wetland system
3. The proposed activity will not have irreversible and irretrievable commitments of resources.
4. The proposed project will not change the character and or add degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property.
5. The proposed activity use is suitable to the area.
6. The applicant has taken all feasible measures to mitigate the impact of any aspect of the proposed regulated activity.

Discussion, none, voice vote, 5-0, all in favor, motion carried.

Commissioners Brush and Beauchene returned to the podium and Chairman Brush resumed his role as the Chairman of the meeting.

- b. Town of Montville Public Safety Building Committee: An application for the construction of the new Public Safety Building on the property located at 911 Route 32, Montville, Ct. As shown on Assessor's Map 83 Lot 29

Mr. Jim Sperry, from Kaestle Boos, Robert Schuch from Boundaries LLC, Tom Fenton, Town Engineer from Nathan Jacobs, and Marcia Vlaun, Town Planner and Project Manager for the project were present to discuss the application and to answer questions from the Commission. Discussions were held regarding dumpsters, oil/water separators, mitigation of wetlands, maintenance, storm water management and the timeline to send the project out to bid. Ms. Vlaun indicated the project requires approval from the Inland Wetlands Commission prior to Planning & Zoning approval before it can go

out to bid. It was the consensus of the Commission to schedule a site walk prior to approval of this application.

Motion made by Commissioner Riske, seconded by Commissioner Johnson to schedule a site walk at 911 Route 32, Montville, CT as shown of Assessor's map 83, lot 29 on Saturday, March 12, 2011 at 10:00 a.m. Discussion, none, voice vote, 7-0, all in favor, motion carried.

- c. GHD, INC: An application for the installation of a booster pump station on the property located at 80 Maple Avenue, Montville, Ct. As shown on Assessor's Map 17 Lot 15-A1.

A representative from GHD was present to review the proposal and to answer questions from the Commission. Ms. Bezanson stated a permit was previously issued for this project but it expired in June of last year. A revised plan was submitted with approximately eighty five square feet of disturbance to a wetland area. The Town Engineer has reviewed the plan to address drainage issues. There are no vernal wetlands on the proposed construction site.

Motion made by Commissioner Beauchene, seconded by Commissioner O'Bday to schedule a site walk for inspection of the proposed construction area on Saturday, March 12, 2011 at 11:00 a.m. Discussion, none, voice vote, 6-0, all in favor, motion carried.

- d. Leonard & Kathleen Johnson: A modification to application 208 IWC 10 for the construction of a 24 x 36 garage within the review area on the property located at 87G Cottage Rd, Montville, Ct. as shown on Assessor's Map 63 Lot 3.

Commissioner Johnson recused herself from discussion regarding this application.

The Commission members reviewed the staff report and site plan and discussions were held regarding the location of the garage. It was the consensus of the Commission to continue this application to the next regularly scheduled meeting.

#### **9. Executive Session:**

Motion made by Commissioner Taylor, seconded by Commissioner Bartholomew to enter into Executive Session for the purpose of discussions regarding pending litigation & claims (Town of Montville Inland Wetlands Commission v. Diamantini, John et al Docket #KNL –CV-10-6005467-S). Discussions to include Commission members and Ms. Colleen Bezanson. Discussion, none, voice vote, 7-0, all in favor, motion carried and executive session began at 8:40 p.m. Chairman Brush resumed the meeting at 9:02 p.m. and indicated no formal votes were taken during executive session.

#### **10. Commissioner' Comments – none.**

#### **11. Correspondence**

Ms. Bezanson discussed various correspondences with the Commission, including an invitation to a seminar, a newsletter from CFL, a notice of CL&P work at the Uncasville sub-station, and the Commission budget for the upcoming fiscal year with a zero percent increase as recommended by the Mayor.

**12. Other Business**

a. Revisions to Inland Wetlands Regulations

Ms. Bezanson distributed copies of the Inland Wetland regulations to the Commission members and asked them to review the changes for discussion at the next meeting.

**13. Adjournment**

Motion made by Commissioner Riske, seconded by Commissioner Beauchene to adjourn the meeting at 9:30 p.m. Discussion, none, voice vote, 7-0, all in favor, motion carried, meeting adjourned.

Respectfully Submitted by:

Audrey Ulmer, Recording Secretary for the Town of Montville