

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

**MEETING MINUTES**  
**AMENDED 4-19-12**  
**AMENDED 5-17-12**  
**7:00 P.M.**

**March 15, 2012**

**LOCATION: MONTVILLE TOWN HALL, *Council Chambers***

- 1. Call to order: Chairman Brush called the meeting to order at 7:00 P.M.**
- 2. Roll call: A quorum was present. In attendance were Commissioners Brush, Taylor, O’Bday, Bartholomew, Riske and Beauchene. Staff present was Colleen Bezanson, Inland Wetland Agent/Planner II.**
- 3. Minutes**
  - a. Approve minutes of February 16, 2012 meeting made by **Commissioner Riske** and **seconded by Commissioner O’Bday. Commissioner Beauchene** abstained.

**Discussion, none, voice vote, 5-1-0, motion carried. Minutes approved.**
- 4. Public Hearings: None**
- 5. Show Cause Hearings: None**
- 6. Remarks from the public relating to items on the agenda: Commissioner Brush asked three times if there were any remarks from the public. There were no public comments.**
- 7. Old Business**
  - a. **Marriott Plaza, LLC:** An application for the construction of a 120 room Spring Hill Suites Hotel on the property located at 1360 Route 32, Montville, Ct. As shown on Assessor’s Map 88 Lot 22.

Commissioners O’Bday and Bartholomew attended the site walk on the mentioned property on March 8, 2012 at 5:30 pm. Colleen Bezanson stated the plans were sent out for comments and review. The Town Engineer and staff had comments and were waiting for DOT comments which were attached to the staff report. She stated that there were numerous comments that need to be addressed. Staff comments included is the signature of the soil scientist does not show on the plan. Also flag 111 was repeated twice and flag 113 was missing. Ms. Bezanson stated that staff was concerned about the grading for the retaining wall. Commissioner Bartholomew stated that the retaining wall area he saw on the site walk should not be an issue. He stated that it was an open field right now. Other than a small brook that would be right on the corner of the building, about 25 feet from the structure. Commission O’Bday voiced concerns about the refuse area and that it was a tight area. Commissioner O’Bday stated that he recommended that the other Commissioners take a look at the property. Ms. Bezanson asked the Commissioners whether they thought it could be a significant activity. A discussion was held. Commissioner O’Bday voiced concerns about a nearby stream and waterfall and that something may go wrong with the project.

Attorney Harry Heller addressed the Commission representing the Marriott Plaza, LLC. He stated that he had received the engineer's comments that day and had not had a chance to digest them yet. He stated that they had a staff meeting scheduled for March 27, 2012 to discuss the issues. He inquired as to whether the commission wanted to schedule a public hearing. He did not believe there would be a lot of public interest, but they did not object to one. He did not believe there would be any long-term impact to the water course because of this project. He stated that there would be no direct disturbance of wetlands and there would be no activity once the construction was done. He stated that there was only a possible short-term impact to the wetlands if the construction methodology was not carried out according to the narrative. He stated that the plans were made to mitigate any impacts. A discussion was held. Ms. Bezanson stated that the terminal date is April 21, 2012.

Ms. Bezanson posed the following significant activity criteria questions.

**"Significant Activity"** means any activity, including, but not limited to, the following activities which may have a major effect or significant impact on the area for which the application has been filed or on another part of the inland wetland or watercourse system:

1. Any activity involving a deposition or removal of material which will or may have a major effect or significant impact on the regulated area or on another part of the inland wetland or watercourse system; or

**Voice Vote, 4-1-1. Commissioner Beauchene abstained. Commissioner O'Bday voted yes.**

2. Any activity which substantially changes the natural channel or may inhibit the natural dynamics of a watercourse system; or

**Voice Vote, 4-2-0. Commissioners Beauchene and O'Bday abstained.**

3. Any activity which substantially diminishes the natural capacity of an inland wetland or watercourse to support desirable fisheries, wildlife, or other biological life, prevent flooding, supply water, assimilate waste, facilitate drainage, provide recreation or open space or other functions; or

**Voice Vote, 5-1-0. Commissioner Beauchene abstained.**

4. Any activity which causes substantial turbidity, siltation or sedimentation in a wetland or watercourse; or

**Voice Vote, 5-1-0. Commissioner Beauchene abstained.**

5. Any activity which causes a substantial diminution of flow of a natural watercourse, or ground water levels of the regulated area; or

**Voice Vote, 5-1-0. Commissioner Beauchene abstained.**

6. Any activity which causes or has the potential to cause pollution of a wetland or watercourse; or

**Voice Vote, 5-1-0. Commissioner Beauchene abstained.**

7. Any activity which destroys unique wetland or watercourse areas having demonstrable scientific or educational value.

**Voice Vote, 5-1-0. Commissioner Beauchene abstained.**

Ms. Bezanson stated that the majority of the questions had been answered, “no”.

**Motion Made by Commissioner Riske and seconded by Commissioner Bartholomew**, that there is no significant activity on the property located at 1360 Route 32, Montville, CT, the Marriott Suites. Commissioner Beauchene abstained.

**Discussion, none, voice vote, 5-1-0, motion carried.**

**Motion made by Commissioner Taylor and seconded by Commissioner O’Bday** to schedule an additional site walk on the proposed property on March 29, 2012 at 6:00 pm.

**Discussion, none, voice vote, 6-0, all is favor, motion carried.**

**2. New Business:** None

**3. Commissioner’ Comments:** Commissioner Taylor commented that she had went by the property by Lombardi and Butler Town road and there were too **many** things parked on the property and she did not see any new trees. Commissioner Brush inquired that a letter should be sent. Colleen Bezanson stated that one had already been sent. Commissioner Brush stated for peoples knowledge that the motion to settle the deal with Diamantini had now been filed and they would receive a final copy eventually.

**4. Correspondence:**

- Eastern CT Conservation Annual Plant Sale
- Clear Outreach Winter 2012 Issue
- DEP Upcoming Segments 1 & 2. A discussion was held. *Chairman Bartholomew volunteered to attend the segments.*

**5. Other Business:**

- a. Revisions to Inland Wetlands Regulations. There were no needed revisions to the Wetlands Regulations.

**6. Executive Session:** None

**7. Adjourn: Motion Made by Commissioner O’Bday and seconded by Commissioner Bartholomew to adjourn the meeting. Meeting was adjourned at 7:30 pm.**

*Respectfully submitted by, Heidi-Lee Jacobs, Minutes Clerk for the Town of Montville.*