

TOWN OF MONTVILLE
INLAND WETLANDS COMMISSION
310 NORWICH-NEW LONDON TURNPIKE
UNCASVILLE, CONNECTICUT 06382
TELEPHONE: (860) 848-6779 – FAX: (860) 848-2354

REGULAR MEETING MINUTES
Thursday, July 20, 2017 – 7:00 P.M.
LOCATION: MONTVILLE TOWN HALL, *Council Chambers*

1. Call to order

Vice Chairman O’Bday called the meeting to order at 7:03 p.m.

2. Roll call

Present were Vice Chairman Charles O’Bday III, Secretary Philip Houk, Commissioners Sandra Berardy, Jessica LeClair, Howard V. Riske, Jr. (7:06 p.m.), and Anthony Tufares. Absent was Chairman Douglas Brush Commissioner Also present was Zoning and Wetlands Officer (ZWO) Liz Burdick.

3. Minutes. Approve the Minutes of the June 15, 2017 Regular Meeting

Motion made by Commissioner Berardy, seconded by Commissioner LeClair. Discussion: None. Voice vote, 5-0, all in favor. Motion carried.

4. Public Hearings – *none*

5. Show Cause Hearing(s) – *none*

6. Remarks from the public *not* relating to items on the agenda – *none*

7. Old Business:

- A. 314 Route 163 (Map 82, Lot 62), Uncasville – Donny Jacobowitz – Update ongoing enforcement action – Cease and Restore Order – Unauthorized Activities in Regulated Areas. (*Tabled from the 6/15/17 Meeting*).**

ZWO Burdick provided an update, stating that the owner has installed a silt fence and planted some seeds on the slopes and vegetation is beginning to grow in the area. Because the work is not completed, she recommended that the Cease and Restore Order be upheld and that the item be tabled until their next meeting.

Commissioner Riske arrived at the meeting at 7:06 p.m.

Motion made by Commissioner Houk, seconded by Commissioner Tufares, to uphold the Cease and Restore Order for Unpermitted Regulated Activities and to table the item until the Commission’s next meeting on Thursday, August 17, 2017. Discussion: None. Voice vote, 6-0, all in favor. Motion carried.

- B. 217IWC9 – 21 & 23 Pequot Road (Map 72, Lots 42 & 41) and 17 Pequot Rd & Rte. 163 (Map 74, Lot 54B), Uncasville – Applicant/Owner: DW Holdings LLC – Regulated**

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Activities for Demolition of Existing Dwelling Units & Site Improvements for Future Stormwater Management Improvements. *(Tabled from the 6/15/17 Meeting -DRD 8/18/17).*

ZWO Burdick reviewed the application, which was presented to the Commission at their June 2017 Regular Meeting. The Applicant is proposing the demolition of two homes and temporary stormwater controls. As previously stated, the Applicant plans to scoop the dilapidated home towards the road during demolition. Commissioner Tufares expressed the Commission's concerns regarding the removal of the second concrete pad, which is in close vicinity to the brook, and questioned the control measures that would be implemented to prevent and avoid any unnecessary disturbance. The demolition is planned for August when any impact to the brook should be minimized. Cofferdams might also be utilized, if necessary.

Survey Manager Mike Healey, PLS, BSC Group, stated that, following the removal of the approximately 10' concrete slab located at the northwest corner of the home, the slope will be stabilized with a modified rip-rap. There is no concern regarding the erosion of the slope due to the brook and vegetation should eventually fill the slope. A silt fence will be installed to protect any silt or debris from entering into the brook. The concrete slab will be lifted and removed with large grapple hooks and there will be no jackhammering of the concrete.

Motion made by Commissioner Houk, seconded by Commissioner LeClair, to, with due regard for the matters enumerated in Section 22a-41 of the Connecticut General Statutes and in accordance with Section 10 of the Regulations for the Protection and Preservation of Inland Wetlands and Watercourses of the Town of Montville, CT, approve Application #217IWC9 submitted by the Applicant, DW Holdings, LLC, for a Permit Regulated Upland Review Activities at 21 & 23 Pequot Road (Map 72, Lots 42 & 41) and 17 Pequot Road and Route 163 (Map 72, Lot 54B), Uncasville, CT in Conjunction with Demolition of Existing Dwelling Units and Site Improvements for Future Stormwater Management Improvements as described in the Application & Project Narrative, Dated 6/7/2017 and the Plan Set entitled "Existing Conditions Survey Plan, Site Demolition Plan and Details, 23 Pequot Road, Montville, CT, Prepared for DW Holdings, Prepared by BSC Group, Dated June 15, 2017, Revised to 7/12/2017." Standard reasons for approval apply. Discussion: None. Voice vote, 6-0, all in favor. Motion carried.

8. New Business – none

- A. 217IWC10 – 62 Beckwith Road (Map 11, Lot 53), Oakdale – Applicant/Owner: Gladys J. Bond, Trustee for 1-Lot Subdivision Review with No Regulated Activity. (DRD 9/22/17 – Subdivision Report to PZC).**

The Applicant is requesting a favorable report be submitted to the Planning & Zoning Commission for a 1-Lot Subdivision of land containing regulated inland wetlands and watercourses. The proposed lot of four (4) acres will contain an existing non-conforming single-family residence and accessory structures and conform to the bulk requirements of the

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WRP (Water Resource Protection) zone, in which the site is located. The remaining land of 21.24 acres is not being proposed as a building lot and would require further re-subdivision approval prior to its development. As such, the staff is recommending that the Commission provide a favorable report to the Planning & Zoning Commission for the proposed subdivision. Should they approve the application and the owner decides to develop the remaining land, he/she will be required to come before the Commission for resubdivision approval.

Motion made by Commissioner LeClair, seconded by Commissioner Tufares, to, after giving due consideration to all relevant factors, including those in the Montville Inland Wetland Regulations and Chapter 440 of the Connecticut General Statutes, forward a favorable report to the Montville Planning & Zoning Commission for Application #217IWC10, submitted by the Applicant/Property Owner, Gladys Bond, Trustee for a 1-Lot Subdivision of Land at 62 Beckwith Road, Oakdale, as more fully described in the application and supporting documents, dated 06-15-2017, and a plan entitled “Subdivision Plan, Prepared for Gladys Bond, 62 Beckwith Road, Oakdale, CT, Prepared by Mattern & Stefon Land Surveyors, LLC, Sheet 1 Dated May 2017 and Sheet 2 Dated June 2017, Revised to 7/10/2017” due to no regulated activities with the condition that the final plans be revised to show owner as “Gladys J. Bond, Trustee” and final plans shall be signed and sealed by a Licensed Land Surveyor and Certified Soil Scientist. Discussion: None. Voice vote, 6-0, all in favor. Motion carried.

- B. 217IWC11 – 21 & 23 Pequot Road (Map 72, Lots 42 & 41), 17 Pequot Rd & Rte. 163 (Map 74, Lot 54B) and 33 Pequot Road (Map 72, Lot 37A), Uncasville –**
Applicant/Owner: DW Holdings LLC – Regulated Activities for Construction of Stormwater Quality Control Management System from Industrial Operation located at 33 Pequot Road. (DRD 9/22/17).

ZWO Burdick stated that the application includes the same properties as discussed earlier (item 7B), with the addition of 33 Pequot Road. Located on 5.19 acres, the added property was developed as an existing industrial use. The Town Engineer, Soil Scientist, and Staff are currently in the process of reviewing the application, which was recently received.

Survey Manager Mike Healey, PLS, BSC Group, stated the application is essentially for a stormwater retrofit to improve the stormwater quality and discharge from 33 Pequot Road. Currently, the 33 Pequot Road drainage area travels through a series of catch basins and a water separator and discharges into Oxoboxo Brook. The Applicant is proposing to doghouse the manhole and install a steel weir allowing the lower level flows to be diverted to the two properties. The project will involve a main 15” pipe leading to a concrete sediment forebay that will trap coarse sedimentation and will be regularly maintained by the Applicant. A second bay would be installed to further filter the water, which would travel through a pipe leading to two septic tanks that will supply a nearly constant source of water that will be pumped out and reused on-site for dust control. The location where the stormwater is currently discharging will stay intact, but will receive significantly less flow

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and most of the stormwater would travel through the proposed system. The project is estimated to take approximately three weeks. A cleaning/maintenance schedule is not yet included in the plan and any DEEP (Department of Energy and Environmental Protection) Regulations will be complied with.

Any Commissioners who are interested in viewing the property prior to their next meeting may contact ZWO Burdick, who will also take photographs for the Commission's review.

Motion made by Commissioner Berardy, seconded by Commissioner Houk, to table Application #217IWC11 until the Commission's next meeting on Thursday, August 17, 2017. Discussion: None. Voice vote, 6-0, all in favor. Motion carried.

9. Correspondence:

- A. A copy of the May/June 2017 Issue of *Connecticut Wildlife*
- B. A copy of the Summer 2017 Newsletter of *The Habitat*

10. Other Business

- A. Discussion of Inland Wetlands Regulations text amendments regarding fees

Motion made by Commissioner Tufares, seconded by Commissioner Houk, to table the text amendments to the Inland Wetlands Regulations regarding the fees. Discussion: The Town Council recently approved the amended fees to cover the Department's costs. As such, the Regulations will need to be amended to coincide with the revised fees. Voice vote, 6-0, all in favor. Motion carried.

- B. ZWO Report

ZWO Burdick reported that the following complaints were received regarding:

- 1) Unpermitted Excavation Work on 38 Laurel Point Drive. After inspecting the site, she noted that a silt fence had been placed prior to excavation work. Work at the site has been ceased and an owner will generate a plan for a retaining wall. Because the residents were very cooperative and are now planning to obtain the proper permits, no Cease and Desist Order will be issued or Show Cause Hearing be scheduled.
- 2) Unauthorized Activity in Regulated Wetlands/Watercourses at 835 Route 163, Oakdale, CT – A Notice of Possible Violation was mailed this week regarding the activity.

11. Executive Session – none

12. Adjournment

Motion made by Commissioner LeClair, seconded by Commissioner Houk, to adjourn the meeting at 8:06 p.m. Voice vote, 6-0, all in favor. Meeting adjourned.

Respectfully Submitted by: Agnes Miyuki, Recording Secretary for the Town of Montville

**AN AUDIO RECORD OF THE MEETING CAN BE FOUND ON THE TOWN'S WEBSITE
LOCATED UNDER RESOURCES – FORM REPOSITORY – MEETING RECORDINGS**