

TOWN OF MONTVILLE
INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
THURSDAY, MAY 17, 2018 – 7:00 P.M.
LOCATION: MONTVILLE TOWN HALL, Council Chamber
310 NORWICH-NEW LONDON TURNPIKE
UNCASVILLE, CONNECTICUT 06382

1. CALL TO ORDER

Chairman Brush called the meeting to order at 7:00.

2. ROLL CALL

Present: Chairman-Doug Brush, Vice-Chairman Charles O’Bday III, Secretary Philip Houk, Commissioners Sandra Berardy Anthony Tufares.

Absent: Jessica LeClair, Full Vacancy, Alt. Vacancy, Alt. Vacancy

Attending: none

3. MINUTES: Approve the Minutes of the April 19, 2018 Regular Meeting.

MOTION: Berardy/Houk, to approve the April 19, 2018 minutes as presented.

Vote: Approved. In favor-Brush, Houk, Berardy. Opposed-none. Abstaining-Tufares

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. 2181WC5-25 Laurel Point Drive & 1499 Old Colchester Road (Map 105, Lots 38 & 38-1), Oakdale, CT-Applicants/Property Owners, Jason Bronson for a permit for Regulated Activities for construction of a new Single-Family Residence & Associated Site Improvements. (DRD 06/22/18)**

Applicant is requesting a permit for regulated activities for construction of a new single-family residence and associated site improvements. The limits of the inland wetlands were delineated by Mark Sullivan, C.P.S.S. on 8/9/11 and the total area of wetlands on both sites is about 1.25 acres. The IWC, at its November 9, 2012 meeting, approved a permit for Applicant, Jason Bronson & Property Owner, Sarah Elizabeth Bronson for the exact same project at the time the lot was created.

The Applicant is proposing to construct a new 36’ x 42’ single family dwelling with porch and 30’ x 36’ attached garage with footing & roof drains. Access to 25 Laurel Pont Drive will be an easement over 1499 Old Colchester Road.

Activities proposed in regulated wetlands: 20' of 12"HDPE pipe by owner – 6' of pipe to be added to easterly side of driveway for grading purposes. This pipe exists so that water doesn't get trapped on either side of driveway.

Activities proposed in upland review areas include: The proposed silt fence locations, a portion of the proposed footing drain & outlet, gravel driveway & driveway grading.

Chairman Brush informed the Commissioners that the application is a reapplication of a plan that was submitted over five years ago with no changes from the original application for a single family home. Because the permit has run out the applicants are reapplying.

MOTION: (Houk/O'Bday) After giving due consideration to all relevant factors, including those in Section 10 of the Montville Inland Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve the application of Jason Bronson for a permit for Regulated Activities for Construction of a New Single-Family Residence and Associated Site Improvements 2181WC5-25 Laurel Point Drive & 1499 Old Colchester Road (Map 105, Lots 38 & 38-1), Oakdale, CT as more fully described in the application and on a plan entitled "Overall Boundary & Wetlands Map, Plot Plan and Detail Sheet, prepared for Jason Bronson, Laurel Point Drive, Montville, CT, Tax Map No. 105-Lot No. 38, Prepared by McMinn & Associates, Dated August 1 2012, Revised to 10-15-12." With the following condition:

- 1. Declaration of Permanent Driveway Easement (copy attached) shall be filed on the Montville Land Records prior to the start of the work**

Vote: Approved Unanimously

8. NEW BUSINESS

- A. 218IWC6 11 Bridge St. (Map 82, Lot 56) Applicant/Property Owner Willis Clark for As of Right Determination for Timber Harvest.**

The applicant is requesting an As of Right Determination for Timber Harvest to cut approximately six trees along his driveway which his insurance company has requested be cut down due to the danger of falling on the applicants house.

MOTION: (O'Bday/Berardy) After giving due consideration to all relevant factors, including those in Section 4 of the Montville Inland Wetland Regulations and Section 22a-40 of the Connecticut General Statutes, I move that Application# 218IWC6, submitted by the Applicant/Property Owner, Willis Clark, for a Timber Harvest at 11 Bridge St. (Map 82, Lot 56), Montville, CT as more fully described in

the Application, dated 4/19/2018 is a Permitted Use AS of Right and, therefore, no permit is required.

Vote: Approved Unanimously.

- B. 218IWC7 1100 East Lake Rd. (Map 7 lot 32) Oakdale, CT.** Applicant Donald Dubois-Property Owner Walter Wainright for an AS of Right Determination for Timber Harvest.

Don Dubois stated the application was for a timber harvest to remove trees which have declined due to repeated defoliation by gypsy moths. He stated that by removing the damaged trees the Tulip Poplar stands will be able to grow and thrive.

D. Dubois stated there are approximately 127 acres and 5-6% of the property is wetlands or drainage area. They are not working in the wetlands and there will not be any wetlands crossings. They plan to do the timber harvest in the summer months. They will harvest about 350,000 board feet of saw timber and 500 cord of fire wood.

Walter Wainright, property owner will be the operator of the timber harvest. He stated there would be a conventional skidder and the logs would be picked up by truck.

D. Dubois stated that a tracking pad was best management practices but not required by law, he did not commit to a tracking pad.

MOTION: (Berardy/O'Bday) After giving due consideration to all relevant factors, including those in Section 4 of the Montville Inland Wetland Regulations and Section 22a-40 of the Connecticut General Statutes, I move that Application # 218IWC7, submitted by the Applicant, Don Dubois, Owner, Walter Wainright for a Timber Harvest at 1100 East Lake Rd (Map 7, Lot 32), Oakdale, CT as more fully described in the Application, dated 5/01/2018 is a Permitted Use AS of Right and, therefore, no permit is required.

Vote: Approved Unanimously.

- C. 218IWC8 1100 East Lake Rd. & Fire St. (Map 7 lot 35) Oakdale, CT.** Applicant Donald Dubois-Property Owner Walter Wainright for an AS of Right Determination for Timber Harvest.

This application was discussed in conjunction with application 2181WC7 due to the same property owner and applicant and it adjoins the property at 1100 East Lake Rd.

MOTION: (O'Bday/Berardy) After giving due consideration to all relevant factors, including those in Section 4 of the Montville Inland

**Wetland Regulations and Section 22a-40 of the Connecticut General Statutes, I move that Application # 218IWC8, submitted by the Applicant, Don Dubois, Owner, Walter Wainright for a Timber Harvest at 1100 East Lake Rd (Map 7, Lot 35), Oakdale, CT as more fully described in the Application, dated 5/01/2018 is a Permitted Use AS of Right and, therefore, no permit is required.
Vote: Approved Unanimously.**

D. 2181WC9 260 Cherry Ln (Map 53 Lot 1-A) Montville, CT Applicant City of Norwich for modifications to permit 215IWC13.

Elaine Sistare PE for Norwich Public Utilities, Stoney Brook Water Treatment Plant informed the Commission that the application is for construction of water treatment facility improvements. The project includes a new building to be added to the WTP site, which will house the two dissolved air flotation units and the associated equipment.

The Commission reviewed these planned improvements in 2015 as a preliminary design by a previous engineering firm. Over the last year CDM Smith has become the engineer of record for the design improvements.

E. Sistare stated that the previous review of the project in June 2015 by the Commission found the project falls under Section 4.1e of the Town of Montville Inland Wetland Regulation, as work being a Permitted Use as of Right, since the project is being completed by a water company. She stated:

- Zero wetland disturbance area
- The new building to house the DAF facilities has a slightly larger footprint.
- A new segmental block retaining wall to retain the proposed grade at the building location without extending the slope into the wetlands.
- The outlet structure for the overflow pipe including riprap to protect from erosion in the event of discharge.

MOTION: (O'Bday/Berardy) To approve the modification of application 215IWC13. Vote: Approved Unanimously.

E. 218IWC10 5 Herschler Road (Map 53 Lot 10) Applicant CIL Reality, Inc.- Property Owner English NL Cong. Of Jehovah's Witness for the removal of a portion of existing parking area within the upland review area.

Todd Parsons informed the Commission that the site is 2.25 acres and currently has a single story building and a 0.6 acre parking area. CIL Reality plans to remodel the interior of the building to house six group home residents which will have 24-hour staff on site. They will be removing the existing

parking lot (26,300 SF) and reconstructing a new septic system, removing the existing catch basin and then installing a smaller 12 car parking lot. There will be no direct wetlands impact but approximately 1500 SF feet of the new parking lot will be in the upland review.

The footprint of the building will not change. An 8 X 10 shed will be installed on the property. The water will sheet off the parking lot onto the landscaped grass area. They expect to start construction in the Summer.
(T. Parsons submitted a color copy of the site plan)

MOTION: (O’Bday/Houk) to table application 218IWC10 5 Herschler Road until the June 21, 2018 meeting. Vote: Approved Unanimously.

9. Correspondence

The Habitat
CT Wildlife
Eversource notice of removal of beaver dam
ECCD Outlook

10. Other Business:

None

11. Executive Session:

None

12. Adjournment:

MOTION: (O’Bday/Tufares) to adjourn at 8:10

Respectfully Submitted

Sue Spang
Recording Secretary