

**TOWN OF MONTVILLE
INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
THURSDAY JANUARY 21, 2021 – 7:00 P.M.
MONTVILLE TOWN HALL
MONTVILLE, CT**

Due to the Corona 19 pandemic and per State of Connecticut, Governor Lamont Executive order 7B, the Town of Montville will be following the suspension of in-person open meeting requirements. The Montville Inlands Wetlands Commission conducted the January 21, 2021 in person and by remotely utilizing GoToMeeting. The public and applicants could make comments at the appropriate time by registering with GoToMeeting.

1. CALL TO ORDER

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

2. ROLL CALL

Present: Chairman-Doug Brush, Commissioners, Jessica LeClair, Sandra Berardy, Joseph Berardy, Alt.

Absent: Vice-Chairman Charles O’Bday III, Anthony Tufares, Matthew Emilyyta, Alt. Vacancy

Attending: T. Williams, WEO, B. Russo

3. MINUTES

a. Approval of minutes for the November 14, 2020 Site Walk

Motion:(S. Berardy/J. Berardy) to APPROVE the minutes of November 14, 2020 Site Walk as presented. Vote: Approved. In favor- Brush, S. Berardy, J. Berardy. Opposed-none. Abstaining-LeClair.

b. Approval of minutes for the November 19, 2020 Regular Meeting

Motion:(S. Berardy/J. Berardy) to APPROVE the minutes of November 19, 2020 Regular Meeting as presented. Vote: Approved. In favor- Brush, S. Berardy, J. Berardy. Opposed-none. Abstaining-LeClair.

c. Approval of minutes for the December 10, 2020 Regular Meeting

Motion:(LeClair/S. Berardy) to APPROVE the minutes of December 10, 2020 Special Meeting as presented. Vote: Approved Unanimously.

d. Approval of minutes for the December 22, 2020 Special Meeting

Motion:(S. Berardy/J. Berardy) to APPROVE the minutes of December 22, Special Meeting as presented. Vote: Approved. In favor- Brush, S. Berardy, J. Berardy. Opposed-none. Abstaining-LeClair

4. REMARKS FROM the PUBLIC *NOT* RELATING to ITEMS on the AGENDA-none

5. OLD BUSINESS:

- b. 220 IWC 15-90 Maple Avenue (017-015-000) Owner/Applicant; Lindo Construction, LLC. An application for activity in upland review area in conjunction with 87-unit multi-family residential development**

T. Williams gave background on the application:

WPCA approved

Fire Marshall approved

Building Dept. comments will be addressed during the Planning and Zoning Commission Site Plan review

Town Engineer comments will be addressed during the Planning and Zoning Commission Site Plan review

The Town Soil Scientist comments were addressed except comment #3 “On sheet 50 of the drainage report, provide the volume of storage that the stormwater basin will provide both above and below the low level outlet” which will made a condition of approval.

Staff Comments

On November 16, 2020 an extension letter was submitted by Attorney Heller to allow them to address comments.

Since the applicant has not addressed the comments of the Town Engineer and Building Dept. the plan may need to come back before the Commission for modifications if any additional impacts to regulated areas are required.

T. Williams informed the Commission that none of the towns engineers comments effected the wetlands at this time and she does not foresee problems.

The members who walked the site did not see any issues.

Harry Heller, 738, Norwich Ave, Uncasville, said the site will be constructed with a closed drainage system with catch basins in parking lot and the road which leads to an infiltration detention basin adjacent to Maple Ave.

Attorney H. Heller, 736 RT. 32 Uncasville representing the applicant, pointed out that the intermittent stream does not originate in a wetland or end in a wetland although the stream is clearly defined, the soils are sandy and extremely permeable.

Heller addressed the previous concern of D. Brush, stating the area around the building is very flat and there will be some grading in that area that directs runoff away from the wetlands.

He said that most of the site disturbance has already occurred due to tree clearing.

There will be some minor clearing along the back edge. None of the buildings are located in the Upland Review Area (URA). There will be some temporary grading in the URA, once that is done the area will be loamed and seeded.

Wes Wentworth C.S.S. concurred with H. Heller that the wetlands markings were accurate.

MOTION: (S. Berardy/J. Berardy) 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, I move to APPROVE application:

- b. 220 IWC 15 Lindo Construction, LLC. An application for Activity in conjunction with the construction of an 87-unit multi-family residential development within the review area on the property located at 90 Maple Ave, Uncasville, CT. As shown on Assessor’s Map 017-015-000 as depicted on the plan titled “Site Development Plan**

Maple View Apartments Maple Ave Prepared for Lindo Construction, LLC. Montville, Connecticut” dated April 6, 2020. Revised November 9, 2020.

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void.

Conditions of approval are:

That sheet 50 of the drainage report, provide the volume of storage that the stormwater basin will provide both above and below the low-level outlet along with the standard reasons for approval.

VOTE: Approved Unanimously

- c. **220 IWC 17 – 280 (035-001-016), 284 (035-001-015), 288 (035-001-014), 292 (035-001-013), 296 (035-001-012), 300 (035-001-011), 304 (035/001-010), 308 (035-001-009) and 316 Chapel Hill Rd (035-001-000)-(Robert Sachs Subdivision)- Owner/Applicant Robert Sachs An application for activity in upland review area in conjunction with construction of a 32 lot cluster subdivision**

B. Russo, C.S.S, CLA Engineers, town staff representative informed the Commission that different pieces of the application have trickled in at different times, making it difficult to review. He reviewed the timeline for the various communications to the applicant and the dates when the town received parts of the application. The latest submission came in two days ago. He also stated he has not received the calculations and summary table for the drainage report. The delineation of the wetlands was done long enough ago as to require a new survey. There is also no water quality testing provided. There are important pieces that are still outstanding.

Chris Gagnon, BL Companies for the applicant apologized for the incompleteness of the application. He stated that the field testing for permeability will be conducted and then the material requested by the town will be submitted. He said that information would be supplied to the town the following week. He will be submitting, in writing, a request for a 30-day extension.

MOTION: (S. Berardy/J. Berardy) to TABLE the application until the next regular meeting. Vote: approved unanimously.

- d. **220 IWC 18 – 612 Route 82 (058-009-00A) Owner: Leemits Petro Inc/Applicant: Shahani Inc an application for grading within a regulated area for the installation of a new septic system.**

T. Williams read her staff report:

At this time the application is incomplete. The application package is missing the following:

1. No description of disturbance area (square footage) on application

2. No narrative of what is being proposed
3. List of abutters
4. Wetland Officer must be notified when E & S (silt fence) is installed 24 hour prior to construction
5. Name of Soil Scientist not indicated on the application
6. The soil scientist should sign plans
7. Provide a soil scientist letter that assess the potential for wetland impact.
8. Provide calculations to show that the CTDEP 2004 Manual Water Quality Volume (WQV) is met.
9. Clarify the limits of clearing and locations of Erosion and Sedimentation (E&S) controls.
10. Provide a stormwater pollution prevention plan (SWPP).
11. Show soil stockpile locations and appropriate E&S

This application was received by the Commission on November 19, 2020 the terminal date of sixty-five (65) days have been reached. The Commission should make a decision at this meeting and/or ask for an extension from applicant to February meeting. She stated she received an email from the applicant at 11:00 today and there was no time to review and comment.

Aisha Khan, engineer for the applicant said that as she received information and she sent it to the town, including the soil scientist report. She will send the package as a whole and would like the commission to schedule a special meeting so they can proceed with the work. She will submit a written letter asking for an extension.

MOTION: (S. Berardy/J. Berardy) to TABLE the application until the next regular meeting. Vote: approved unanimously.

6. **NEW BUSINESS-none**
7. **PUBLIC HEARING-none**
8. **SHOW CAUSE HEARING-none**
9. **CORRESPONDENCE-none**
10. **OTHER BUSINESS-none**
11. **EXECUTIVE SESSION -none**
12. **ADJOURNMENT:**

MOTION: (S. Berardy/LeClair) to adjourn at 7:42

Respectfully Submitted
Sue Spang
Recording Secretary

2021 Meeting Dates:

February 18, 2021, March 18, 2021, April 15, 2021, May 20, 2021, June 17, 2020, July 15, 2021, August 19, 2021, September 16 2021, October 14, 2021, November 18, 2021 & December 16, 2021