

## TOWN OF KILLINGLY

### INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)

REGULAR MEETING MINUTES  
Town Meeting Room – 2<sup>nd</sup> Floor  
Killingly Town Hall  
172 Main Street  
Danielson, CT

Monday, January 8, 2018, 7:30 p.m.

RECEIVED  
TOWN CLERK, KILLINGLY, CT

2018 JAN 25 AM 10:51

*Elizabeth M. Wilson*

- I. Call to Order & Roll Call: Chairman Sandy Eggers called the meeting to order at 7:30 p.m.

**Present:** Ronald Dass, Sandy Eggers, Rod Galton, Beth Dubofsky-Porter, Corina Torrey. **Absent:** Vice Chairman Jasen Cusson-Malone & Fred Ruhlemann (with notice). **Also Present:** Eric Rumsey, Town Planner

- II. Adoption of Minutes:

- A. November 6, 2017 Regular Meeting:

**MOTION #1 (01/08/18):** made by Mr. Galton, **SECONDED BY** Ms. Dubofsky-Porter that the Inland Wetland and Watercourses Commission approve Minutes of the November 6, 2017 Regular Meeting as presented

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

- III. Citizens' Participation: None

- IV. Unfinished Business:

- A. **Application #17-1443 Briarwood Falls, LLC:** Proposed to construct 61 single-family 55+ residences (expansion of existing development); Located at 86 Deerwood Drive; GIS Map 138; Lot 13; 23.5 Acres; Rural Development Zone.

**APPLICANT PRESENTATION:** Norman Thibeault, Killingly Engineering Associates, was present to represent the applicant. The expansion is part of the current Briarwood Complex located south of this proposed development.

Mr. Thibeault noted there are modifications to the originally submitted plans as follows: (Both items below drain toward wetland storm water discharge)

- 1) the area adjacent to the cul-de-sac has been reduced resulting in reduced pavement and sheet flow towards wetlands
- 2) Bluebird Road is now a collection point with installation of a double catch-basin and storm water treatment structure to discharge flow to a level spreader

Joseph Theroux, Professional Soil Scientist, delineated the site and provided a wetlands report as submitted into the record. Areas directly north and south of the proposed expansion are currently lightly wooded. There are no *definitive* wetlands, however, the portions of the property is flat and spongy under foot. There is a small wetland pocket near the central/eastern portion of the site that was also delineated by Mr. Theroux. Functions and value data indicate there is minimal recharge and wildlife habitat is somewhat limited but small critters may reside. Erosion & sedimentation controls are to be placed within 200 feet of the impact of construction. In summary, effectiveness of E&S controls will permit minimal impact to the area.

**IWWC COMMENTS:** Sandy Eggers is concerned that erosion and sedimentation issues may arise due to topography of this site. Additionally, a detailed water management maintenance plan must be followed. Performing all tasks as outline in the formal maintenance schedule for this site is imperative for successful water management. Normand Thibeault noted the Residence Association is funded and responsible for assuring the maintenance schedule is followed and that basins are maintain, and that roads are swept and plowed when needed.

**TOWN STAFF / PRESENTATION:** Mr. Rumsey noted drainage concerns are very important, however, these issues will be fully reviewed by the Planning & Zoning Commission and do not negatively impact wetlands or watercourses.

**MOTION #2 (01/08/18):** made by Mr. Galton, **SECONDED BY** Ms. Torrey that the Inland Wetland and Watercourses Commission approve Application #17-1443 Briarwood Falls, LLC as presented

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

V. New Business: None

- A. **Application #17-1444 Leonard Zadora:** Proposed to reapprove existing building lot for a single family home with associated well and septic system; Located at 132 Laurel Drive; GIS Map 156; Lot 70; 0.64 acres; Low Density Zone.

**APPLICANT PRESENTATION:** Applicant was not present.

**TOWN STAFF / PRESENTATION:** Mr. Rumsey indicated this project was approved but the administrative timeline for action has expired. The lot has been untouched since the original approval. This application has come before IWWC due to its close proximity to the Quinebaug River.

**MOTION #3 (01/08/18):** made by Mr. Galton, **SECONDED BY** Ms. Torrey that the Inland Wetland and Watercourses Commission table Application #17-1444 with no site walk or public hearing

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

**ADDITIONS TO THE AGENDA:**

**MOTION #4 (01/08/18):** made by Mr. Galton, **SECONDED BY** Mr. Dass that the Inland Wetland and Watercourses Commission add Application #17-1445 and Application #17-1446 to the Agenda

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

- B. **Application #18-1445 Country Living at Westview Commons, LLC:** Proposal to construct a 75 unit residential life care community and associated infrastructure with storm drainage discharging by an existing easement to a wetland on an adjacent property; Located at 117 Ware Road; GIS Map 32; Lot 41; 4.887 acres; Low Density Zone.

**APPLICANT PRESENTATION:** Mr. David Held, Provost and Rivero, was present to represent the applicant. Mr. Held noted this project was approved in 2005 but never began. Westview Health Country Living and Westview Health Care Center are partnered. Mr. Held reviewed the conceptual site plan including the building layout, parking lot, driveway, and drainage plan. There are no wetlands on the property. Joseph Theroux, Professional Soil Scientist, delineated the site and provided a wetlands report for the record. It was noted, the drainage plan for the abutting property is being worked on at this time. It is anticipated, the storm water retention basin will help water discharge at its current level if not actually lowering existing flow. Construction is within 200 feet of wetlands upland review area.

**MOTION #5 (01/08/18):** made by Mr. Galton, **SECONDED BY** Ms. Torrey that the Inland Wetland and Watercourses Commission table Application #18-1445 Country Living at Westview Commons  
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**

- C. **Application #18-1446 SE Technologies, LLC:** Proposal for enhancements to river bank to remove oil-seep from existing contaminated soils located on site; Located at 44 Hartford Pike; GIS Map 107; Lot 68; 1.5 acres; General Commercial Zone.

**APPLICANT PRESENTATION:** Applicant was not present.

**TOWN STAFF / PRESENTATION:** Mr. Rumsey indicated the Department of Environmental and Energy Protection is involved with SE Technologies in working towards an effective solution to this issue. Additionally, SE Technologies is working to clean-up contaminated soils left by the removal of underground tanks sometime in the 1980's.

Products to be used on-site: 1) permeable barrier to catch petroleum on river bank, and 2) product to absorb petroleum where digging activities occur

**MOTION #6 (01/08/18):** made by Mr. Galton, **SECONDED BY** Ms. Beth Dubofsky-Porter that the Inland Wetland and Watercourses Commission table Application #17-1446 with no site walk or public hearing  
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**

VI. Correspondence to the Commission: As submitted in packet.

VII. Other:

A. Wetlands Agent Activity Report

B. Monthly Zoning/Wetlands Report

VIII. Town Council Liaison: Adam Griffith, Town Council, updated the Commission on recent Town activities.

IX. Adjournment

**MOTION #7 (11/06/17):** made by Mr. Galton, **SECONDED BY** Ms. Torrey that the Inland Wetland and Watercourses adjourn at 9:01 p.m.  
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**

Respectfully submitted,  
Sherry Pollard  
IWWC Recording Secretary