

TOWN OF KILLINGLY
INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)

Killingly Town Hall
172 Main Street
Danielson, CT
REGULAR MEETING MINUTES
Monday, October 5, 2020

RECEIVED
TOWN CLERK, KILLINGLY, CT
2020 OCT 13 PM 1:10

Elizabeth M. Wilson

This meeting was held in virtual format with connections via live stream and video conferencing.

I. Call to order: Chairman Sandy Eggers called the meeting to order at 7:00 p.m.

II. Roll Call:

Members Present: Chairman Sandy Eggers, Vice Chairman Rod Galton, Deborah Lamiotte, & Fred Ruhlemann

Members Absent: Ronald Dass, Beth Dubofsky-Porter (with notification), Secretary Corina Torrey (with notification)

Also Present: Jonathan Blake, Planner / Zoning Enforcement Officer

III. Adoption of Minutes:

a. September 14, 2020 Regular Meeting Minutes:

MOTION #1 (10.05.20): made by Vice Chairman Galton **SECONDED BY** Deborah Lamiotte that the Inland Wetlands and Watercourses Commission approve the September 14, 2020 Regular Meeting Minutes - as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

IV. Citizens' Participation: NONE.

V. Unfinished Business:

a. **Application #20-1482** Patriot Homes LLC for a 30-lot subdivision; with associated grading, drainage, & utilities, within 200' of upland review area; new roadway and storm water basin within 200' upland review area; Located at 215 Hartford Pike; GIS Map 108; Lot 4; 20.761 acres; Low Density Zone

APPLICANT / PRESENTATION: Normand Thibeault, Killingly Engineering Associates, was present to provide an update on current scope of the project and submitted modified (?) site plans. He provided responses to comments from the staff report submitted by the Town Engineer, David Capacchione. Discussion included, but was not limited to, modified system designs for wastewater management, storm water basin design, sheet flow, drainage swale-computations, and driveway entrance. As a result of plan modifications, there will be no increase to current drainage. Each lot will now have individual wells.

TOWN STAFF COMMENTS: After reviewing responses from Mr. Thibeault, David Capacchione informed Jonathan Blake that all his IWWC related concerns have been met.

MOTION #2 (10.05.20): made by Fred Ruhlemann **SECONDED BY** Vice Chairman Galton that the Inland Wetland and Watercourses approve Application #20-1482, Patriot Homes, LLC. - as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

b. **Application #20-1493 Glen J. Ravenelle** for retaining wall and landscaping within 200' of upland review area; Located at 260 North Shore; GIS Map 87; Lot 8.001; 0.15 acres; Alexander Lake Overlay Zone.

APPLICANT / PRESENTATION: Paul Archer, Archer Surveying, was present to provide a detailed report on the design of the wall and landscaping with attention to details involving the location of the bottom of the wall in relation to establishment of the high water mark.

TOWN STAFF: There was discussion on utilizing Connecticut State Datum for a determination of watermark, possibly setting monuments at the Lake, and consideration of the ALZOD Overlay. There was lengthy discussion

on how the applicant actually defines the high water mark. Town Staff & IWWC are concerned with the potential of building below the mark.

MOTION #3 (10.06.20): made by Vice Chairman Galton **SECONDED BY** Fred Ruhlemann that the Inland Wetland and Watercourses approve Application #20-1493, Glen Ravenelle with the following conditions:

1. It is understood the bottom of the retaining wall at water is equal to 250.7
2. It is noted, Alexander's Lake Conservation & Rentals LLC., an adjoining property owner, submitted correspondence, dated September 9, 2020, allowing Mr. Ravenelle to discharge water from his drainpipe onto their property

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

- c. **Application #20-1497 David Pepas / Pepas Landscaping** for a vinyl sea wall replacing existing wall at waters edge; Located at 135 South Shore; GIS Map 88; Lot 15.001; 0.09 acres; Alexander Lake Overlay Zone.

APPLICANT / PRESENTATION: Mr. Pepas could not be present. He previously submitted a construction narrative from the contractor and a site plan sketch highlighting the wall section.

IWWC COMMENTS/CONCERNS: Members showed concern because of the lack of a survey for this application and proposed activities. After review of all materials submitted by the applicant it was determined there is no site-specific site plan or survey showing information such as elevations and other important information. Without a survey, the Commission and Town staff cannot compare the proposed new construction.

MOTION #4 (10.05.20): made by Vice Chairman Galton **SECONDED BY** Fred Ruhlemann that the Inland Wetland and Watercourses Commission approve Application #20-1497, David Pepas, with the following condition:

1. Applicant is required to submit a survey by a licensed surveyor to Town Staff for approval prior to start of construction
2. It is noted, Alexander's Lake Conservation & Rentals LLC., an adjoining property owner, submitted correspondence, dated October 5, 2020, allowing Ms. Posiadala (owner) to remove and replace the retaining wall on the waterfront.

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

VI. New Business:

- a. **Application #20-1502, Westview Land Company** for a 5040 sq. ft. child daycare center with proposed access drive; parking; walkways and municipal water & sewer connections within the 200' upland review area. Removal of trees along Rt 21 for sightline; Location at 39 Thompson Pike & 137 Ware Road; GIS Map 32; Lots 44 & 44.1; 4.106 acres; Low Density Zone.

MOTION #5 (10.05.20): made by Deborah Lamiotte **SECONDED BY** Vice Chairman Galton that the Inland Wetland and Watercourses Commission table Application #20-1502, Westview Land Company, with no public hearing and a site walk scheduled for Thursday, October 8, 4:30 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

ADDITION TO THE AGENDA:

MOTION #6 (10.05.20): made by Vice Chairman Galton **SECONDED BY** Fred Ruhlemann that the Inland Wetland and Watercourses Commission add Application #20-1506, Dubois, 1499 North Road, Timber Harvest Notification, to the Agenda

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

- b. **Application #20-1506, Dubois 1499 North Rd. Timber Harvest.** 70 acre parcel with a proposed 68 acres to be harvested. Objective is to remove dead and dying trees to create proper undergrowth. Skids will be used. Skid trails will be manicured and seeded after use. There are no regulated activities on site.

MOTION #7 (10.05.20): made by Vice Chairman Galton **SECONDED BY** Fred Ruhlemann that the Inland Wetland and Watercourses Commission approve Application #20-1506, Dubois, 1499 North Road, Timber Harvest Notification, as an "as-of-right" activity - as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

VII. Correspondence to the Commission:

a. 2021 Meeting Dates:

MOTION #8 (10.05.20): made by Vice Chairman Galton **SECONDED BY** Deborah Lamiotte that the Inland Wetland and Watercourses Commission approve the 2021 Regular Meeting Dates - as presented
VOICE VOTE: UNANIMOUS; MOTION CARRIED

VIII. Staff Report: Jonathan Blake reviewed two Authorized Agent Approvals submitted in meeting packet.

IX. Town Council Liaison: Ernest Lee provided an update of recent Town Council activities including but not limited to recent resignations and open space activities.

X. Adjournment:

MOTION #8 (10.05.20): made by Vice Chairman Galton **SECONDED BY** Fred Ruhlemann that the Inland Wetland and Watercourses Commission adjourn at 8:32 p.m.
VOICE VOTE: UNANIMOUS; MOTION CARRIED

Respectfully submitted, *Sherry Pollard*,
IWWC Recording Secretary