

TOWN OF KILLINGLY

INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)

REGULAR MEETING MINUTES
Town Meeting Room – 2nd Floor
Killingly Town Hall
172 Main Street
Danielson, CT
Monday, February 5, 2018

RECEIVED
TOWN CLERK, KILLINGLY, CT
2018 FEB 26 PM 3:39

Elizabeth M. Wilson

- I. Call to Order & Roll Call: Chairman Sandy Eggers called the meeting to order at 8:05 p.m.

Present: Ronald Dass, Sandy Eggers, Rod Galton, Beth Dubofsky-Porter. **Absent:** Vice Chairman Jasen Cusson-Malone, Fred Ruhlemann, Corina Torrey. **Also Present:** Eric Rumsey, Town Planner, and Adam Griffiths, Town Council Liaison.

- II. Adoption of Minutes:

- A. January 8, 2018 Regular Meeting:

MOTION #1 (02/05/18): made by Mr. Galton **SECONDED BY** Ms. Dubofsky-Porter that the Inland Wetland and Watercourses Commission approve Minutes of the January 8, 2018 Regular Meeting as amended: Corrected Spelling: "Adam Griffiths"

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

- III. Citizens' Participation: None

- IV. Unfinished Business:

- A. **Application #18-1444 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 / COMMENTS: Eric Rumsey noted a subdivision including this lot was previously approved but not developed. The proposed building lot was approved in 1974. The subdivision features a 50' non-disturbance buffer from the top of the slope to the Quinebaug River. The proposed house is approximately 30-35 feet from this buffer and therefore approximately 100-120 feet from the edge of the river. There are no wetlands associated to this lot.

MOTION #2 (02/05/18): made by Mr. Galton, **SECONDED BY** Ms. Dubofsky-Porter that the Inland Wetland and Watercourses Commission approve Application #17-1444 as presented

VOICE VOTE: UNANIMOUS; MOTION CARRIED

MOTION #3 (02/05/18): made by Mr. Galton, **SECONDED BY** Ms. Dubofsky-Porter that the Inland Wetland and Watercourses Commission amend the previous motion to include the following conditions: 1) Erosion and Sedimentation Controls are to be installed prior to commencement of activity; and 2) Town Staff will provide oversight during the project

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

MOTION #4 (02/05/18): made by Mr. Galton, **SECONDED BY** Ms. Dubofsky-Porter that the Inland Wetland and Watercourses Commission approve the original MOTION as amended

VOICE VOTE: UNANIMOUS; MOTION CARRIED

- B. **Application #18-1445 Country Living at Westview Commons, LLC:** Proposal to construct 73 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 and presented revised plans incorporating Department of Transportation, Planning & Zoning Staff, and IWWC Staff comments. Mr. Held also submitted the drainage plan and revised drainage calculations into the record. The two major revisions were associated to: 1) moving emergency spillway towards drainage easement directed over abutting property; and 2) adding standard E&S controls language to the plan. There are no wetlands on site however there is a wetland located offsite in which storm drainage runoff will discharge via an easement to a wetlands on an adjacent property. Peak flow rates will be at the existing level or less than the existing level.

MOTION #5 (02/05/18): made by Mr. Galton, **SECONDED BY** Ms. Dubofsky-Porter that the Inland Wetland and Watercourses Commission approve 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.

The Department of Environmental and Energy Protection [DEEP] and the Environmental Protection Agency [EPA], is collaborating with SE Technologies in an effort to determine a process and effective solution to correct significant contamination issues associated to this site located at 44 Hartford Pike. It has been stated by DEEP and EPA that the proposed activities are a good first step to making this site a clean space for future development and utilization.

However, the property owner has not authorized work on his property in an attempt to bring attention to the fact there are greater issues involved and a much more comprehensive plan is needed to clean up the Prym Mill Site including 400 and 444 Hartford Pike.

TOWN STAFF/COMMENTS: Any authorization issues between the property owner and applicant is a civil matter and should have any bearing on this application being withdrawn or denied.

MOTION #6 (02/05/18): made by Mr. Galton, **SECONDED BY** Mr. Dass that the Inland Wetland and Watercourses Commission table Application #18-1446

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

ADDITIONS TO THE AGENDA:

MOTION #7 (02/05/18): made by Mr. Galton, **SECONDED BY** Ms. Dubofsky-Porter that the Inland Wetland and Watercourses Commission add: 1) Application #18-1447 to the Agenda and 2) Show Cause Hearing for dumping at 44 Hartford Pike

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

SHOW CAUSE HEARING: Dumping materials / 44 Hartford Pike:

IWWC COMMENTS: The Commission asked the property owner for information associated to miscellaneous dumping of material activities that have taken place at 44 Hartford Pike. IWWC asked if said material dumped adjacent to the mil pond and not near other piles on site is

designated as clean fill. The property owner answered that the contractor accidentally dumped multiple loads of material in the wrong location. The property owner stated this activity came to his attention after the dumping occurred. He then took immediate action and had the contractor relocated said piles to an appropriate site.

IWWC is very concerned with the type of fill being brought to this site. They asked that the property owner provide written proof for the Commission that all past and/or future material is designated as "certified clean fill".

MOTION #8 (02/05/18): made by Mr. Galton, **SECONDED BY** Mr. Dass that the Inland Wetland and Watercourses Commission uphold the Cease and Desist Order until the property owner provides documentation verifying "certified clean fill" was added

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

V. New Business: None

A. Application #18-1446:

APPLICANT PRESENTATION: Normand Thibeault, Killingly Engineering Associates, was present to represent the applicant. Proposed activity is to construct a 30' X 60' addition to an existing fire house building including a drive through bay and additional parking. The current building is estimated to be a 1950's original fire station that is showing its age. Specifically, the western wall is under duress. Wetlands have been delineated and exist on site. Wetland soils also in and around this site. The proposed design plan has been adjusted to accommodate wetlands associated to the building footprint, ingress and egress drives, and parking areas.

IWWC COMMENTS: IWWC is concerned with overall wetlands impacts as a result of proposed construction and asked Mr. Thibeault to consider modifying the design where possible in order to NOT fill wetlands, and instead, fill other parts of the site.

MOTION #9 (02/05/18): made by Mr. Galton, **SECONDED BY** Ms. Beth Dubofsky-Porter that the Inland Wetland and Watercourses Commission table Application #18-1447 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 #10 (02/05/18): made by Mr. Galton, **SECONDED BY** Ms. Beth Dubofsky-Porter that the Inland Wetland and Watercourses adjourn at 9:01 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

Respectfully submitted,
Sherry Pollard
IWWC Recording Secretary