

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, March 5, 2018

RECEIVED
TOWN CLERK, KILLINGLY, CT

2018 MAR 27 AM 10:11

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, Fred Ruhlemann. **Absent:** Vice Chairman Jasen Cusson-Malone, Corina Torrey. **Also Present:** Eric Rumsey, Town Planner, and Adam Griffiths, Town Council Liaison.

- II. Adoption of Minutes:

- A. February 5, 2018 Regular Meeting:

MOTION #1 (03/05/18): made by Mr. Galton **SECONDED BY** Mr. Ruhlemann that the Inland Wetland and Watercourses Commission approve Minutes of the February 5, 2018 Regular Meeting as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

- III. Citizens' Participation: None

- IV. Unfinished Business:

- A. **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.

Cleanup of the Prym Mill site has been ordered by the Connecticut Department of Energy and Environmental Protection [DEEP] and the United States Environmental Protection Agency [EPA] with a requirement that local approval be obtained.

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 remediation plan is needed to clean up the Prim Mill Site including 400 and 444 Hartford Pike.

TOWN STAFF COMMENTS: Mr. Rumsey clarified IWWC is acting on an approval or denial of the remediation plan proposed by SE Technologies, LLC., in conjunction with DEEP and EPA. Any authorization issues between the property owner and applicant is a civil matter and should not have any bearing on a decision made by IWWC.

Additionally, Mr. Rumsey contacted SE Technologies and EPA to confirm there has been an agreement on the specific remediation plan. He has received no responses.

IWWC COMMENTS: Members are concerned there is miss-communication between SE Technologies, government agencies, and the property owner, and that, there must be a mutually agreed upon mitigation plan.

MOTION #2 (03/05/18): made by Mr. Galton, **SECONDED BY** Mr. Ruhlemann that the Inland Wetland and Watercourses Commission deny without prejudice Application #18-1446 due to the lack of a comprehensive mitigation plan for remediation

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

- B. **Application #18-1447 South Killingly Fire Station:** For the construction of an addition to the fire house with associated parking with the filling of approximately 4150 square feet of wetlands; Located at 803 Providence Pike; GIS Map 212; Lot 28; 4.4 acres; Rural Development Zone.

IWWC COMMENTS: At their previous meeting, IWWC noted their concern 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

APPLICANT PRESENTATION: Normand Thibeault, Killingly Engineering Associates, was present to represent the applicant and submitted revised drawings with significant changes. Overall, the revised plan fully supports mitigation and major reduction of wetlands disturbances has been achieved.

Direct wetland impact has been reduced from 4150 to approximately 1225 square feet associated to grading, paving, and construction of the 2 bay building on the west side. There are no other direct impacts. Erosion and Sedimentation plan will be in place as proposed. Proper seeding at end of project will be done.

IWWC COMMENTS: IWWC noted the current situation concerning wetlands is just not pristine. It would be advantageous to require the applicant conduct a comprehensive cleanup procedure for this site prior to the start of construction.

MOTION #3 (03/05/18): made by Mr. Galton, **SECONDED BY** Ms. Beth Dubofsky-Porter that the Inland Wetland and Watercourses Commission approve Application #18-1447 with the following conditions:

1. As part of mitigation process there is to be full cleanup of the site including visual trash and debris along wetland areas
2. Town Staff is to provide oversight
3. Erosion and Sedimentation Controls are to be in place prior to commencement of the project

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

ADDITIONS TO THE AGENDA:

MOTION #4 (03/05/18): made by Mr. Galton, **SECONDED BY** Ms. Dubofsky-Porter that the Inland Wetland and Watercourses Commission add Application #18-1448

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

V. **New Business:**

- A. **Application #18-1448** of T&B Building Company for a single family home with associated driveway, septic system, well, and grading within 200' of wetlands / watercourses; Located at 125 Hartford Pike; GIS Map 108; Lot 18' 4+/acres; Rural Development Zone

TOWN STAFF COMMENTS: Mr. Rumsey noted this is a lot of record. The property has not been developed. All activities are outside the 100 foot buffer area but within 200 feet of upland review.

MOTION #5 (03/05/18): made by Mr. Ruhlemann, **SECONDED BY** Mr. Galton that the Inland Wetland and Watercourses Commission table Application #18-1448 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

C. **Open Space Land Acquisition Commission:**

MOTION #6 (03/05/18): made by Mr. Ruhlemann, **SECONDED BY** Mr. Dass that the Inland Wetland and Watercourses Commission accept Mr. Galton's resignation from the Open Space Land Acquisition Commission

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

MOTION #7 (03/05/18): made by Mr. Ruhlemann, **SECONDED BY** Mr. Galton that the Inland Wetland and Watercourses Commission appoint Ms. Dubofsky-Porter to the Open Space Land Acquisition Commission

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

VIII. Town Council Liaison: Adam Griffith, Town Council, updated the Commission on recent Town activities including, but not limited to, board and commission re-appoint interviews are approaching, curbside pick-up meeting approaching, and the Board of Education budget is in review.

IX. Adjournment

MOTION #8 (03/05/18): made by Mr. Ruhlemann **SECONDED BY** Mr. Galton that the Inland Wetland and Watercourses adjourn at 8:29 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

Respectfully submitted,
Sherry Pollard
IWWC Recording Secretary