

TOWN OF KILLINGLY
INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)
Killingly Town Hall
172 Main Street
Danielson, CT
REGULAR MEETING MINUTES
Monday, July 1, 2019

RECEIVED
TOWN CLERK, KILLINGLY, CT
2019 JUL -9 PM 2:00

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

Members Present: Ronald Dass, Sandy Eggers (7:45 p.m.), Vice Chairman Rod Galton, Beth Dubofsky-Porter, Fred Ruhlemann, and Secretary Corina Torrey.

Also Present: Town Planner & Zoning Enforcement Officer Jonathan Blake & Town Council Liaison Adam Griffiths.

II. Adoption of Minutes:

A. May 6, 2019 Regular Meeting:

MOTION #1 (07.01.19): made by Mr. Galton **SECONDED BY** Ms. Dubofsky-Porter that the Inland Wetland and Watercourses Commission approve the May 6, 2019 Regular Meeting Minutes as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

III. Citizens' Participation:

Jim Ross, Stadia Engineering Associates, New London, CT was present to update the Commission on the Ross Mill remediation project. Mr. Ross is in communication with Town of Killingly Municipal Staff regarding the on-going plan of recommendations for remediation of this site and removal of several building due to a recent fire. The Department of Environmental & Energy Protection [DEEP] and the Department of Public Health are strictly involved and approvals are being sought. Estimated start-up date for building removal is August or early September 2019. Stadia is committed to working with Town Staff with regards to the revised plan set for IWWC review and approval.

IV. Unfinished Business:

- A. **Application #19-1460 Ballouville Road:** 51 lot sub-division with associated driveways, homes, and drainage; activity is within 54' of wetlands/watercourses; Located at 38, 76 & 90 Ballouville Road; GIS Maps 63 & 54; Lots 50, 1 & 2; 20+/- acres; Low Density Zone:

APPLICANT / PRESENTATION: Attorney Harry Heller, Heller & Heller 736 Route 32, Uncasville, and David Held, Provost & Rovero, were present to represent the applicant. Attorney Heller provided a brief history on this application and indicated there are no wetlands on site. Project activities are in the upland review area due to grading associated to the culd-e-sac.

TOWN STAFF: Jonathan Blake indicated all State permitting and local town approvals must be in place prior to the commencement of activities on this site. David Capacchione, Town Engineer, has reviewed revised plans, drainage report, and soil scientist report. He indicated the applicant has not obtained DEEP approval at this point. Because there will be a disturbance of more than 5000 acres as a result of this project, the CT Department of Environmental and Energy Protection [DEEP] requires their review in support of the potential need for a water diversion permit. Attorney Heller responded by stating once local municipal approval is in place, then the State approval will be obtained.

MOTION #2 (07.01.19): made by Mr. Galton **SECONDED BY** Ms. Dubofsky-Porter that the Inland Wetland and Watercourses Commission approve Application #19-1460 Ballouville Road contingent upon the applicant obtaining State DEEP approval

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

- B. **Application #19-1461:** Believe Enterprise Inc.: Declaratory Ruling for Agriculture Use (Section 4.1a) with wetlands crossing, crop fields, barns, and dog kennel; Located at 81 Squaw Rock Road; GIS Map 257; Lot 10; 13.64 Acres; Rural Development Zone:

TOWN STAFF: Jonathan Blake informed IWWC he has not heard from the applicant since the last meeting. He attempted to contact the applicant numerous times by phone and has received no response. The State Department of Agriculture reviewed this project and stated there was no concern about the potential use of chemicals associated to kennel cleaning. However, it was determined dog kennel business operations do not meet the criteria for agricultural use. Due to the administrative timeline, lack of contact with applicant, and no extension request submitted, this application is determined to be incomplete.

MOTION #3 (07.01.19): made by Mr. Ruhlemann **SECONDED BY** Mr. Dass that the Inland Wetland and Watercourses Commission deny Application #19-1461 Believe Enterprise Inc. without prejudice
VOICE VOTE: UNANIMOUS; MOTION CARRIED

- C. **Application #19-1464:** Preserve at Valley View LLC & Richard O'Keefe for 20 duplexes (40 units) residential development with associated grading, drainage, utilities & paved access; activity will require filling 1,120 S.F. of Wetlands disturbance; Located at 55 Dog Hill Road; GIX Map 130; Lot 12; 11.782 Acres; Low Density Zone;

APPLICANT PRESENTATION: Norman Thibeault, Killingly Engineering Associates, was present to represent the applicant. Revised site plans were submitted in response to Town Staff & IWWC concerns. Mr. Thibeault has re-designed the entrance way to this site to provide a significant reduction of disturbance & waterflow issues. The reconfiguration design resulted in obtaining post construction peak and flow and run-off rate and volume.

TOWN STAFF: Connecticut Water and the State Aquifer Protection Agency have provided review letters for this application.

MOTION #4 (07.01.19): made by Mr. Galton **SECONDED BY** Mr. Ruhlemann that the Inland Wetland and Watercourses Commission approve Application #19-1464 Preserve at Valley View LLC & Richard O'Keefe with the following conditions

1. Applicant shall work closely with Town Staff "post-construction" with regard to peak flow and run-off rate & volumes
2. Applicant shall provide permanent wetland disks, flags, and placards as required by IWWC Regulations

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

- D. **Application #19-1465:** Fredrick Moran for single family home; activity is within 42' of Wetlands / Watercourses; Located at 1121 Hartford Pike; GIS Map 118; Lot 38; 1.67 Acres; Low Density Zone:

TOWN STAFF REVIEW: Jonathan Blake explained this property location is a very unique site. This is a lot of record. The septic system has already been properly installed on this property. The applicant has been in regular contact with Town Staff and has been very cooperative.

MOTION #5 (07.01.19): made by Mr. Ruhlemann **SECONDED BY** Mr. Galton that the Inland Wetland and Watercourses Commission approve Application #19-1465 Fredrick Moran as presented
VOICE VOTE: UNANIMOUS; MOTION CARRIED

- E. **Application #19-1468:** Dayville Fire District construction two bay garage and classroom/training center; Located at 22 Williamsville Road; GIS Map 11; Lot 14; 25.62 acres; Low Density Zone. Project previously approved for fire training facility (IWWC Application 14-1339, Approved with Conditions on 8/24/2014).

APPLICANT PRESENTATION: Normand Thibeault, Killingly Engineering Associates was present to represent the applicant. Proposed activity is to construct a two bay garage with classroom, training, and office space. In 2015, the building was approved by the Town of Killingly. At this point, proposed activity and associated locations have been modified. Activities are now within 200 ft. of the upland review area and out of the 100 foot buffer. Building construction will be a pre-fabricated building with slab on grade. There is no proposal for pavement on this property or a sanitary sewer system. Mr. Thibeault stated there is no plan or proposal to store chemicals on site.

MOTION #6 (07.01.19): made by Mr. Ruhlemann **SECONDED BY** Mr. Galton that the Inland Wetland and Watercourses Commission approve Application #19-1468, Dayville Fire District, with the following conditions

1. Applicant shall return to IWWC for approval prior to putting down pavement on this site
2. Application shall return to IWWC for approval prior to installation of a sanitary sewer system

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

V. New Business:

- A. Application #19-1469 Peter & Debra Bessenaire:** for a 2 lot re-subdivision; proposed activities include a driveway crossing with associated grading, drainage, utilities, site clearing within regulated area; 1800 S.F. of wetlands disturbance; Located at 120 Putnam Road; GIS Map 18; Lot 19; 5 acres; Rural Development Zone.

APPLICANT PRESENTATION: Paul Terwilliger, PC Survey Associates, was present to represent the applicant.

MOTION #7 (07.01.19): made by Mr. Galton **SECONDED BY** Mr. Dass that the Inland Wetland and Watercourses Commission table Application #19-1469 Peter & Debra Bessenaire with a site walk and no public hearing

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

- Site Walk scheduled for Monday, July 22, 2019, 5:30 p.m.

- B. Application #19-1470 of Gary & Maria Beers:** for a single family home; proposed home is within 200' of regulated area; Located at 341 Coomer Hill Road; GIS Map 163; Lot 5.4; 4.55 acres; Rural Development Zone.

TOWN STAFF REVIEW: Jonathan Blake explained the engineered plan was originally drawn-up by Provost & Rivero. This application was approved in the past but has since expired. This proposed house is larger than the original. There is no existing house on the property.

MOTION #8 (07.01.19): made by Mr. Galton **SECONDED BY** Mr. Ruhlemann that the Inland Wetland and Watercourses Commission table Application #19-1470 with a site walk and no public hearing

VOICE VOTE: UNANIMOUS; MOTION CARRIED

- Site Walk scheduled for Monday, July 22, 2019, following Site Walk for Application #19-1469

VI. Correspondence to the Commission:

VII. Other:

- A. Monthly Zoning / Wetlands Report:**

VIII. Town Council Liaison: Adam Griffiths gave an overview of recent Town activities.

IX. Adjournment

MOTION #9 (07.01.19): made by Mr. Ruhlemann **SECONDED BY** Mr. Dass that the Inland Wetland and Watercourses Commission adjourn at 9:133 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

Respectfully submitted,
Sherry Pollard
IWWC Recording Secretary