**TOWN OF KILLINGLY**

**INLAND WETLANDS AND WATERCOURSES COMMISSION**

\*\*Monday, January 4, 2016\*\*

REGULAR MEETING

**7:30 PM**

**\*Town Meeting Room\***

**2nd Floor, Killingly Town Hall**

**172 Main Street**

**Killingly, CT**

**AGENDA**

### I. Call to Order

### Roll Call

**III. Adoption of Minutes**

A. December 7, 2015 Regular Meeting Minutes

#### Citizens’ Participation – Citizen comments regarding items not subject to public hearing may be made at this time.

#### VI. Unfinished Business

**A. 15-1417 of Etienne LaBelle** for improvements to an existing driveway and the installation of a septic system within 200’ of wetlands / watercourses; Located at 500 Chestnut Hill Road; GIS Map 66; Lot 13; 19.3 acres; Rural Development Zone.

**B. 15-1418 of Donald Hay** for a 4 lot subdivision with associated homes, driveways, and septic systems within 200’ of wetlands / watercourses; Located at 177 Slater Hill Road; GIS Map 126; Lot 7; 16.8 acres; Rural Development Zone.

**C. 15-1419 of Woodstock Building Associates** for a single family home at Alexander’s Lake; Located at 240 and 241 North Shore Road; GIS Map 82; Lot 5&\*6; 0.4 acres; ALZOD.

#### VII. New Business:

 **A. 15-1420 of Alexander’s Lake Conservation & Land Rentals, LLC** for the replacement of an existing wall which has started to fall towards the lake; Located at 1699 Upper Maple Street; GIS Map 88; Lot 1; 201 acres; ALZOD

All applications submitted ***by 12:00 p.m., Thursday December 31, 2015***, will be received (“date of receipt”) at the Monday, January 4, 2016 regular meeting**. *The Commission shall decide if a public hearing and/or site walk should be held on each application and table further action until next month’s meeting.***

**New Business applications will be on an agenda addendum to be distributed at the meeting.**

#### VIII. Correspondence to the Commission: as submitted in addenda packet and/or at the meeting.

##### IX. Other

A. Wetlands Agent Activity Report

 B. Monthly Zoning/Wetlands Report

##### X. Town Council Liaison

#### XI. Adjournment

UNFINISHED BUSINESS

**Staff Report For:**

**15-1417 of Etienne LaBelle** for improvements to an existing driveway and the installation of a septic system within 200’ of wetlands / watercourses; Located at 500 Chestnut Hill Road; GIS Map 66; Lot 13; 19.3 acres; Rural Development Zone.

File Contents:

Application

3 sets of plans

The applicant is seeking a permit to make improvements to an existing driveway featuring two wetlands crossings. One of the crossings has pipe installed, the other is through the wetlands. The crossings are fairly narrow, and the driveway has been in existence since prior to the town having wetlands regulations. There was a previous application in 2006 (06-1250) for a logging operation on this property utilizing the same driveway. That application was approved with the condition that should the owner wish to build on the property, he would come back to the commission for improvements to the driveway. As this wetland has been disturbed for many years, the installation/repair of the crossings and improvement of the existing driveway should pose no lasting impact to the wetlands and in some cases may actually improve. Where the driveway extends beyond the existing to the house, a drainage swale is proposed along with a level spreader. The level spreader is 100’ from the edge of downstream wetlands.

The septic system is greater than 200’ from any wetland it may impact. It is 120 feet to wetlands along the same contours and should not pose any impact to those wetlands. This distance conforms to and meets section 6.3 of the Killingly Inland Wetlands and Watercourses Regulations.

UNFINISHED BUSINESS

**Staff Report For:**

**15-1418 of Donald Hay** for a 4 lot subdivision with associated homes, driveways, and septic systems within 200’ of wetlands / watercourses; Located at 177 Slater Hill Road; GIS Map 126; Lot 7; 16.8 acres; Rural Development Zone.

File Contents:

Application

3 sets of plans

Wetlands report

The applicant is proposing a 4 lot subdivision with wetlands on the property. All activity save for a footing drain is outside the 200’ upland review area. As any water coming from a footing drain is considered clean, there should be no impacts to wetlands with this application. The proposed homes are all located in what is existing field. Runoff from roofs is approximately at the same rate as runoff from grass/fields, so there should very little added runoff from the construction of the 4 homes.

UNFINISHED BUSINESS

**Staff Report For:**

**15-1419 of Woodstock Building Associates** for a single family home at Alexander’s Lake; Located at 240 and 241 North Shore Road; GIS Map 82; Lot 5&\*6; 0.4 acres; ALZOD.

File Contents:

Application

3 sets of plans

The applicant is proposing a tear-down / rebuild of an existing cottage at Alexander’s Lake. The proposed house extends onto an adjacent lot which is currently undeveloped. The proposed house conforms to the setbacks required for the ALZOD zone and as this is located on two lots which share water access with adjacent homes, the house is further back than others that have been approved previously.