

**TOWN OF KILLINGLY**  
**INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)**  
Killingly Town Hall  
172 Main Street  
Danielson, CT  
**REGULAR MEETING MINUTES**  
**Monday, January 3, 2022 7:00 PM**

This meeting was held in person and virtual 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.

**Members Present:** Chairman Sandy Eggers, Vice Chairman Rodney Galton, Deborah Lamiotte, Fred Ruhlemann & Corina Torrey. **Also Present:** Jonathan Blake, Town Planner/Zoning Enforcement Officer.

- II. Adoption of Minutes:

- A. November 1, 2021 Regular Meeting:

**MOTION #1 (01.03.22):** made by Fred Ruhlemann **SECONDED BY** Deborah Lamiotte that the Inland Wetlands and Watercourses Commission table meeting minutes of November 1, 2021 to the next regular meeting held on January 3, 2022.  
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**

- III. Citizens' Participation: NONE

- IV. Unfinished Business: NONE

- V. New Business:

- A. **Application #21-1538, Tammy Rainville & Robert LaBonte** for development of existing agricultural property for residential use. Demolish existing barn and construct 2-bedroom single family home in former barn's location. Also construct a detached garage with 900 sq. ft. accessory apartment, new driveway, private septic, well and associated site grading and E&S within 200' of upland review area; Located at 146 Pineville Road; Map ID 1679; Alt ID 18-23 Rural Development Zone / Five Mile River Overlay District

**APPLICANT / PRESENTATION:** Damian Sorrentino, AICP, C.S.S., Boundaries Inc., provided a brief history of the property.

**SITE PLAN REVIEW:** Site Plan drawings were reviewed as presented. It was noted, a previous development plan dated 2007 was found and used as a reference. Mr. Sorrentino discussed wetland flag locations throughout the site. There are parts of the property that are significantly wet and drenched at times. Past construction activities involved removal of major rocks leaving large gap situations underneath existing top soil. Therefore, it was determined these drenched pockets appear to have been man-made. Test pit locations are also in this area and have contributed to the gaps. It has been determined, these pre-existing very wet areas are considered a hazard for the homeowner either using equipment or walking in and around this area. We would like to eliminate this safety concern by design. This application requires regulated activities with the proposal including removal of soils in these drenched and gapped areas a more suitable and solid material. All proposed improvements are within 100 ft. of wetlands with the exception of the sewer system.

**STORMWATER:** There is considerable storm water entering this site from Plainville Road and is reasonably manage by the Town with associated piping and catch basin system. With this project, we are proposing to re-route piping during construction to better manage storm water flow through this property. We will provide all easements to allow the Town access in this area. Mr. Sorrentino provided a comprehensive reviewed of the erosion and sedimentation control systems plan.

**IWWC COMMENTS:** Members discussed the fact there is a considerable amount of activities involved with this project that greatly affect and generate considerable wetland concerns. It appears a large portion of this property is not able to be developed; however, it meets zoning.

**STAFF COMMENTS:** Jonathan Blake noted this is a pre-existing, lot of record, and PZC does allow this proposal.

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2022 JAN 11 AM 9:19  
Eggers, Sandy

Rodney Galton noted he is professionally connected with Boundaries. IWWC agreed Mr. Galton's would not be adverse to the decision process, and therefore, will be included in any action taken.

**MOTION (01.03.22):** made by Rodney Galton **SECONDED BY** Fred Ruhlemann that the Inland Wetland and Watercourses Commission accept Application #21-1538, Tammy Rainville & Robert LaBonte with no site walk or public hearing

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

- B. Application #21-1540, Fall Brook Investments LLC (Brian Meehan)** for construction of a single-family residence & garage with associated well, septic & drive within the 200' upland review area, 43 Fallbrook Road; Map ID 8783, Alt ID 221.-22; Rural Development Zone

**STAFF COMMENTS:** Jonathan Blake noted this application was part of a previous sub-division and plans as submitted have changes. The applicant has not submitted new wetlands delineations, nitrogen calculations, or NDDH approval.

**MOTION (01.03.22):** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetland and Watercourses Commission accept **Application #21-1540, Fall Brook Investments LLC (Brian Meehan)** with no site walk or public hearing

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

VI. Correspondence to the Commission: NONE

VII. Staff Report:

A. Authorized Agent Approval:

- 1. Application #21-1539, Square 1 Building Associates:** for demolition of existing cottage and construction of new single-family residence with attached two car garage (29 X 61; footprint including deck & stoop), public sewer, and private well within 200' upland review area; 7 Lawton Lane; Map ID 3065, Alt ID 87-34; Rural Development Zone / Alexander Lake Overlay District.

**STAFF COMMENTS:** Jonathan Blake noted a site plan has been submitted. The footprint for this proposal is not being increased. It is known there is a 35 ft. height restriction for structures in the Alexanders Lake District. The applicant will need to submit additional topographical maps, elevation details, and details on stone wall including re-grading. After reviewing this additional information it is determined this is a significant activity the applicant will be asked to come back to IWWC.

B. Monthly Zoning/Wetlands Report: N/A

C. Other: N/A

VIII. Town Council Liaison: N/A

IX. Adjournment:

**MOTION (01.03.22):** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetland Watercourses Commission adjourns the meeting at 7:54 PM.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

Respectfully submitted,  
*Sherry Pollard,*  
IWWC Recording Secretary