

TOWN OF KILLINGLY
INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)

Killingly Town Hall

172 Main Street

Danielson, CT

REGULAR MEETING MINUTES

Monday, February 7, 2022 @ 7:00 PM

RECEIVED
TOWN CLERK, KILLINGLY, CT

2022 FEB 17 PM 2:29

Elizabeth M. Wilson

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.

Members Absent: Fred Ruhlemann (w/notification)

Also Present: Jonathan Blake, Town Planner/Zoning Enforcement Officer.

- II. Adoption of Minutes:

- A. January 3, 2022 Regular Meeting:

MOTION #1 (02.07.22): made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetlands and Watercourses Commission approve meeting minutes of January 3, 2022 Regular Meeting – as amended

- Deborah Lamiotte voted against accepting Application #21-1538, Tammy Rainville & Robert LaBonte

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

- III. Citizens' Participation: NONE

- IV. Unfinished 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. Mr. Sorrentino noted previous comments/concerns from the Engineering Department regarding drainage improvements have been addressed and are reflective on revised site plans as submitted. NDDH approval letter has been submitted into the record.

ENGINEERING COMMENTS: David Capacchione previously noted items 1 through 4 have been addressed and that he agrees the associated trench and DOT driveway configurations are acceptable.

IWWC COMMENTS: There was concern about the septic area and it potentially leaching towards the cross-wetland. Mr. Sorrentino explained that although septic leaching is downgradient to wetlands, it is a very acceptable 120 feet away from the primary septic and will have no impact. It was noted roof liters flow into the lawn and buffer area, and, are considered low flow and clean.

MOTION #2 (02.07.22): made by Rodney Galton **SECONDED BY** Deborah Lamiotte that the Inland Wetland and Watercourses Commission approve Application #21-1538, Tammy Rainville & Robert LaBonte

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

APPLICANT / PRESENTATION: Gregg Glaude, Killingly Engineering Associates, was present to represent the applicant. Revised Site plans were submitted for review. This application was part of a previous 1986 subdivision. This project was last reviewed in 2015, however, the administrative timeline for approval expired.

Current design calls for the house to be moved 40 feet north to provide for a larger back yard. There was review of limits of clearing and E&S controls. Septic System is the same design as in 2015. NDDH approval letter dated January 27, 2022 was received and submitted into the record. Joseph Theroux, Professional Soil Scientist, reviewed the site February 1, 2022. He agrees with the 2015 delineations. His report was submitted into the record. Renovation and calculations report was completed and shows flow meets drinking water standards defined by the State of Connecticut.

ENGINEERING COMMENTS: David Capacchione reviewed revised site plans and associated data and indicated his concerns have been met.

STAFF COMMENTS: Jonathan Blake noted his concerns have been met as well.

MOTION #3 (02.07.22): made by Rodney Galton **SECONDED BY** Deborah Lamiotte that the Inland Wetland and Watercourses Commission approve Application #21-1540, Fall Brook Investments LLC (Brian Meehan)
VOICE VOTE: UNANIMOUS; MOTION CARRIED

V. New Business:

- A. Application #21-1541, Scott Person** for jurisdictional ruling, selective timber harvest of 188 acres (400,000 board feet) of approximately 215 acres; trees above 14:" DBH, project includes 3 wetlands crossings; 195, 241, 275, 309, 333 & 351, Breakneck Hill Road; Map ID 9813, 7802, 5063, 9814, 5064, 5602 & 7803; Alt ID 91-2.1, 79-4, 79-1, 78-6, 78-3, 65-7 & 65-9; Rural Development Zone

STAFF COMMENTS: Jonathan Blake noted there are four (4) crossings and three (3) wetlands, and one (1) stream. Steams areas are considered small. Applicant is granted a "use-by-right", however, best management practices must be adhered to for protection of this property and surrounding properties as well. Harvest activities to begin March 2022. Anti-tracking pads are required. GIS map outlining activities has been submitted into the record.

IWWC COMMENTS: There was concern this timber harvest activity encompasses a large collection of properties. It was recommended, Staff watch closely and review this project as it moves along. IWWC would like to be sure stream crossing are done in the correct way. There are times when stream crossings are done in an unacceptable manner. Mr. Blake agree to reach out to the applicant to ask for detailed methods in writing.

MOTION #4 (02.07.22): made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetland and Watercourses Commission approve Application #21-1541, Scott Person, with the following conditions:

1. Town Staff is to review activity as project moves along
2. Town Staff to ensure best management practices are used for wetlands crossings
3. Erosion and Sedimentation Controls are required

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.

TOWN STAFF COMMENTS: Jonathan Blake noted the map shows a modification in that the well location has been moved further away from Alexander's Lake. Erosion and Sedimentation Controls are required.

2. **Application 22-1542 Bluestone Meadow Properties LLC** 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 there is a unique encroachment to the septic-system due to old records showing proposed lot lines never finalized. It is anticipate easement/s will be granted to clarify.

ENGINEERING COMMENTS: David Capacchione submitted his review report of site plans as submitted and the engineered septic system. He has no remaining concerns.

IWWC COMMENTS: It was noted delineation records are old and should be renewed. Jonathan Blake will reach out to the applicants engineer asking for current delineation report.

B. Monthly Zoning/Wetlands Report: N/A

C. Other: N/A

VIII. Town Council Liaison: It was noted various appointments have been made boards and commissions and there has also been an appointment for Town Legal Counsel.

IX. Adjournment:

MOTION #5 (02.07.22): made by Rodney Galton **SECONDED BY** Deborah Lamiotte that the Inland Wetland Watercourses Commission adjourns the meeting at 7:48 PM.

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

Respectfully submitted,
Sherry Pollard,
IWWC Recording Secretary