

**TOWN OF KILLINGLY**  
**INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)**  
**Killingly Town Hall**  
**172 Main Street**  
**Danielson, CT**  
**SPECIAL MEETING MINUTES**  
**Monday, October 18, 7:00 PM**

RECEIVED  
TOWN CLERK / KILLINGLY, CT  
2021 OCT 27 PM 1:10  
*Eggers*

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 7:10 p.m.
- II. Roll Call:  
**Members Present:** Chairman Sandy Eggers, Vice Chairman Rodney Galton, Deborah Lamiotte, and Secretary Corina Torrey. **Member Absent:** Fred Ruhlemann (with notification).  
**Also Present:** Allison Brady Planning Assistant / Natural Resources Officer
- III. Adoption of Minutes:
- A. August 2, 2021 Regular Meeting:
- MOTION #1 (10.18.21):** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetlands and Watercourses Commission approve August 2, 2021 Regular Meeting Minutes – as presented  
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**
- IV. Citizens' Participation: NONE
- V. Unfinished Business:
- A. **Application #21-1530, Alicia Bianco:** for construction of a single-family home within the 200' upland review area; Located at 61 Shippee School House Road; Map ID 009832; Alt ID 208-12; 2.36 Acres; Rural Development Zone.
- APPLICANT/PRESENTATION:** Norman Thibeault, Killingly Engineering Associates, was present to represent the applicant. This application is in front of IWWC for conceptual approval only. Original approved sub-division associated to this application was obtained in 2003.
- This is a lot of record and is pre-existing/non-conforming. Based on restrictions of the site, we are limited as to what we can do. The applicant has obtained Zoning Board of Approval for adjustments to set-back lines from 75 ft. to 55 ft. This will allow a more reasonable driveway and allow for necessary grading. Septic design was modified and moved towards the front of the property as much as possible and is 100 ft away from wetlands. Soils on the property are favorable. This property contains a large amount of conservation easement acreage. Large boulders from the site will be placed along conservation easement to prevent activity in that area.
- IWWC/COMMENTS:** Members asked if the abutting state of RI has been contacted and if there were any comments. Mr. Thibeault administratively contacted RI and did receive comments back. Members asked to see a remediation plan. Members asked for the remediation plan. Mr. Thibeault submitted it into the record.
- MOTION #2 (10.18.21):** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetland and Watercourses Commission approve Application #21-1530, Alicia Bianco - as presented  
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**
- B. **Application #21-1533, Briarwood Falls LLC** for filling of approximately 1750 sq ft of previously disturbed wetlands to install cross culverts for a roadway project; Project Originally approved in 2005 and partially constructed; 61 Deerwood Drive; Map ID 005760; Alt ID 138-12; Low Density Zone.
- APPLICANT/PRESENTATION:** Norman Thibeault, Killingly Engineering Associates, was present to represent the applicant. This application is considered the second to last phase of the Briarwood Project. This project was previously approved sometime in 2004. Most of the houses are duplexes and parts of the project are partially constructed due to the economic downturn in 2007 – 2008. The current owner purchased the property about 5 years ago. Since then, some single-family houses were built along with a community center.

The applicant is seeking conceptual approval for the proposed disturbance to wetlands for the installation of the culvert. There is an associated wetland system that runs through the area. Water travels down from wetlands into the conservation easement area and continues toward Weststone brook. Proposed construction activity is to install culvert, build the road over it, and allow water to continue flowing in its existing path.

**IWWC COMMENTS:** Chairman Eggers noted there is no staff review report from David Cappachione, the Town Engineer. Norman Thibeault responded there is no hard design on this activity as this application is seeking conceptual approval only. At such time final plans are in place the applicant will return for actual approval.

**MOTION #3 (10.18.21):** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetland and Watercourses Commission approve Application #21-1533, Briarwood Falls LLC., with the following conditions:

1. Total amount of disturbance is strictly 1750 square feet
2. Town Engineer is to provide full staff report including design and calculations
3. Applicant is to return to IWWC for final approval

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

VI. New Business: NONE

VII. Correspondence to the Commission: NONE

VIII. Staff Report:

A. Authorized Agent Approval:

**Application #21-1534, Clifford Larose** for construction of a single-family home within 200' of upland review area; Upland Review Area (first split on property); Located at 20 Halls Hill Road; Map ID 000271; Alt ID 214-Rural Development Zone. **APPROVED WITH CONDITIONS 10/18/21.**

**STAFF COMMENTS:** Jonathan briefly joined this meeting to provide an update. He has reviewed site plans as submitted. Application activities are to construct 3-bedroom house with a garage & septic system and to provide for a free split. There is no subdivision requirement but the applicant is required to come to IWWC.

The House is pre-existing & non-conforming but the lot is conforming. Therefore, a favorable decision does not increase any non-conformity on the lot and there is no negative impact to wetlands. Although this is a small area, this application meets criteria for frontage, set-backs, and buildable area, etc. Septic system can be inside setback. In the Town of Killingly septic systems are not considered structures that have to meet set-backs because the system is considered a utility. Health Department approval has been submitted.

**IWWC/COMMETNS:** There was consensus that IWWC would like to see engineering design details for the culvert outlet drain and associated grading and nitrogen loading numbers/calculations prior to moving forward with this application.

**MOTION #4 (10.18.21):** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetland and Watercourses Commission voted to accept the application but asked that this application come in front of IWWC to provide additional information

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

IX. Town Council Liaison: N/A

X. Adjournment:

**MOTION #5 (10.18.21):** made by Rodney Galton **SECONDED BY** Corina Torrey that the Inland Wetland Watercourses Commission adjourn the meeting at 8:10 p.m.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

Respectfully submitted,  
*Sherry Pollard,*  
IWWC Recording Secretary