

**TOWN OF FRANKLIN**  
**INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)**  
Franklin Town Hall  
7 Meetinghouse Hill Rd.,  
Franklin, CT 06254  
**MINUTES**  
**REGULAR MEETING**  
**December 7, 2021, 7:30 p.m.**

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**This meeting was held in virtual format with connections via live stream and video conferencing.**

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1. Call to Order: Chairman Raymond Baribeault called the meeting to order at 7:35 p.m.

**Members Present:** Chairman Raymond Baribeault, Vice Chairman Joseph LeVasseur, Secretary Niels Jeppesen, Don Smith. **Members Absent:** Leo Bienvenue. **Alternate Members Absent:** John McGuire III.  
**Also Present:** Town Planner Carly Holzschuh

2. Recognition of Visitors: Sign in Sheet provided.
3. Additions to the Agenda: None
4. Approval of Minutes:
  - a. November 3, 2021

**MOTION #1 (12.07.21):** made by Joseph LeVasseur SECONDED BY Niels Jeppesen that the Inland Wetlands and Watercourses Commission approve November 3, 2021 Meeting Minutes as presented  
**VOICE VOTE: UNANIMOUS** **MOTION CARRIES**

5. Report of the Wetlands Enforcement Officer:

- Franklin Hills: Boundaries report reviewed dated 10.05.21. E&S needed repair. Sam Giavara of Franklin Hills notified us within 3 days of repair.

6. Unfinished Business:

- a. **IWWC 21-08 GARRETT HOMES LLC:** New Site Plan Review for Regulated Activities; Property located at 99 Route 32, Assessors Map 44, Lot 24; Zoned C2/I; Existing use of property is residential, proposed activity includes demolition of existing single-family home & construction of 9,100 s.f. retail store with new paved parking & loading areas, site lighting, concrete walkways, stormwater management system & associated utilities & landscaping.

**APPLICANT / PRESENTATION:** A representative was present from Garrett Homes / BL Companies to represent the applicant.

**IWWC COMMENTS:** The Public Hearing scheduled for December 7, 2021 was not held as the notice was not posted administrative as required by State Statute.

**MOTION #2 (12.07.21):** made by Joseph LeVasseur SECONDED BY Niels Jeppesen that the Inland Wetlands and Watercourses Commission schedule the Public Hearing for IWWC 21-08 GARRETT HOMES LLC for January 4, 2021, 7:30 P.M. at the Franklin Town Hall  
**VOICE VOTE: UNANIMOUS** **MOTION CARRIES**

6. New Business:

a. 2022 Meeting Schedule

**MOTION #3 (12.07.21):** made by Niels Jeppesen SECONDED BY Joseph LeVasseur that the Inland Wetlands and Watercourses Commission approve the 2022 Meeting Schedule as presented

**VOICE VOTE: UNANIMOUS**

**MOTION CARRIES**

7. Correspondence: NONE

8. Report of the Chair: NONE

9. Public Comments: NONE

10. Adjournment:

**MOTION #4 (12.07.21):** made by Joseph LeVasseur SECONDED BY Niels Jeppesen that the Inland Wetlands and Watercourses Commission adjourn the meeting at 7:43 P.M.

**VOICE VOTE: UNANIMOUS**

**MOTION CARRIES**

Respectfully submitted,

***Sherry Pollard***

Land Use Administrative Assistant