



**TOWN OF FRANKLIN**  
**INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)**  
Franklin Town Hall  
7 Meetinghouse Hill Rd.,  
Franklin, CT 06254  
**MINUTES**  
**REGULAR MEETING**  
**June 6, 2017**  
**7:30 p.m.**

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1. Call to Order: Chairman Calli Carboni called the Meeting to order at 7:30 p.m.

**Members Present:** Calli Carboni, Joseph LeVasseur. **Members Absent:** Vice Chairman Leo Bienvenue, Pat Coleman, Secretary Don Smith, Herman Weingart. **Alternate Members Present:** Niels Jeppesen, John McGuire.

**Also Present:** Wetlands/Building Official Tom Weber

Chairman Carboni seated Mr. Jeppesen for Mr. Bienvenue and Mr. McGuire for Mr. Smith.

2. Recognition of Visitors:
3. Additions to the Agenda: None
4. Approval of Minutes:
  - a. December 6, 2016

**MOTION #1 (06-06-17):** made by Mr. Jeppesen SECONDED BY Mr. LeVasseur that the Inland Wetlands and Watercourses Commission approve Minutes of December 6, 2016 as presented

**VOICE VOTE: 3:0:1 Abstained: Mr. McGuire MOTION CARRIES**

5. Report of the Wetlands Enforcement Officer:

- a. **New London 4H Foundation Inc.**, for property located at 37 Kahn Road, Assessor's Map 53, Lot 40-9, Zoned R-80, existing use of property is 4H camp, proposed activity is construction of an addition to the main dining hall building.

**TOWN STAFF REVIEW:** Mr. Weber reviewed site plans for the proposed activity and determined proposed activities are well outside wetlands review areas. He issued a Jurisdictional Approval.

- b. **Golf Course Update:** After a recent rain event, Mr. Weber reviewed the site and spoke with the Engineer overseeing the property. Mr. McGuire noted there has been specific review of drainage as it relates to abutting property owners Toppa and Rudolph. They claim that after rain events, material washes down the large ditch and towards their property. Engineers overseeing the site have been contacted and asked to correct any drainage problems.

6. Unfinished Business: None

7. New Business:

- a. **Application #17-02 Michael Gawendo:** Proposed New Subdivision & Site Plan Review for Regulated Activities, property located at Pond Rd., Assessor's Map 18, Lot 32, Zoned R-80, existing use is raw land, proposed use is four (4) Lot Subdivision:

**APPLICANT / PRESENTATION:** Mr. Eric Seitz, Land Surveying Inc., and Mr. Gawendo were present to discuss proposed activities associated to this application. The proposal includes a four-lot subdivision with on-site septic and wells. Mr. Seitz submitted plans into the record, dated June 2, 2017. It was noted, the entire parcel consists of 53 acres, shared driveway access will be gained from interior Lot 2, Lots 1 and 3 will use the access strip via an easement over Lot 2. Lot 4 is conforming and conventional. Department of Transportation has approved the Lot 4 access driveway. Mr. Seitz noted proposed driveways are favorable in terms of drainage due to the general 6-8 % slope. Lot slopes and material are favorable for septic designs. DEEP has approved on-site septic designs. The letter has not been received but will be submitted to the Zoning Enforcement Officer upon receipt.

Overall, there are no associated activities within the regulated or upland review areas. All buildable areas are outside wetland upland review areas and there are no current drainage issues.

**MOTION #2 (06-06-17):** made by Mr. Coleman SECONDED BY Mr. Jeppesen that the Inland Wetlands and Watercourses Commission approves Application #17-02 Michael Gawendo  
**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

8. Correspondence: Reviewed as submitted.

9. Report of the Chair: None

10. Public Comments: None

11. Adjournment:

**MOTION #3 (06-06-17):** made by Ms. Carboni SECONDED BY Mr. LeVasseur that the Inland Wetlands and Watercourses Commission adjourns the meeting at 8:04 p.m.  
**VOICE VOTE: UNANIMOUS; MOTION CARRIES**

Respectfully submitted,  
**Sherry Pollard**  
Land Use Administrative Assistant