

**TOWN OF FRANKLIN
INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)
Franklin Town Hall
7 Meetinghouse Hill Rd.,
Franklin, CT 06254**

**MINUTES
REGULAR MEETING
January 5, 2021, 7:30 p.m.**

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

1. Call to Order: Chairman Calli Carboni called the meeting to order at 7:33 p.m.

Members Present: Chairwoman Calli Carboni, Joseph LeVasseur. **Members Absent:** Vice Chairman Leo Bienvenue, Niels Jeppesen, & Secretary Don Smith. **Alternate Members Present:** Raymond Baribeault, John McGuire. **Alternate Members Absent:** Pat Coleman. Chairman Carboni seated Mr. McGuire for Mr. Bienvenue and Mr. Baribeault for Mr. Smith.

Also Present: Ron Chalecki, Zoning Enforcement Officer, First Selectman Charlie Grant, and Carly Holzschuh, Planner & Wetlands Agent, Southeast Connecticut Council of Governments (SECCOG).

2. Recognition of Visitors: NONE
3. Additions to the Agenda: NONE
4. Approval of Minutes:
 - a. December 1, 2020

MOTION #1 (01.05.21): made by Mr. McGuire SECONDED BY Mr. Baribeault that the Inland Wetlands and Watercourses Commission approve December 1, 2020 Meeting Minutes – as presented
VOICE VOTE: UNANIMOUS; MOTION CARRIES

5. Report of the Wetlands Enforcement Officer:

FRANKLIN HILLS ESTATES & COUNTRY CLUB UPDATE: There was review of the Boundaries Report dated January 4, 2021. Repairs and other maintenance are needed according to the report. Sam Giavara was contacted about necessary repairs and agreed to correct issues.

6. Unfinished Business: NONE
7. New Business:

- a. **IWWC #20-05 David Boyle/Owunnegunsent, Inc.:** New Site Plan Review for regulated activities for a proposed single-family residence; with associated grading, drainage, and utilities within wetlands; Located at Route 32, GIS Map 9, Lot 21; 8.8 acres R-120 Residential District

APPLICANT / PRESENTATION: Mr. Boyle was present and provided a brief presentation. He indicated David Held, the Engineer assigned to this project, was unable to attend this meeting.

The Site Plan, dated December 18, 2020, was submitted into the record along with the Wetlands Delineation Report, dated November 7, 2007, by Ian T. Cole, Registered Soil Scientist, Wetland Scientist. Mr. Boyle noted activity associated to building of the house will not adversely affect wetlands on property. A majority of the property is related to farmed agricultural land covering the western two-thirds of the property. The remainder of the eastern portion of the property is occupied by steep slopes and a wetland corridor associated with the upper reaches of Beaver Broo.

WETLANDS AGENT COMMENTS: It was noted no building or grading will be within the 50 foot upland review area. Proposed grading and leaching field in and around proposed house will be protected by erosion and sedimentation controls as shown on site plans. The driveway crossing will require and upgrade and is within a wetland. Water is flowing/trickling in this area and connects to wetlands. This is considered a small activity. Wetlands are well marked on this site.

IWWC COMMENTS: There was general consensus proposed activities appear to be well documented. Proposed activity is a good use of this property. The Commission noted that Mr. Boyle pay close attention to the driveway crossing, work with caution regarding protection of wetlands, and always keep this area in good condition.

MOTION #2 (01.05.21): made by Mr. LeVasseur SECONDED BY Mr. Baribeault that the Inland Wetlands and Watercourses Commission approve Application #20-05 David Boyle/Owunnegunsent, Inc., as presented
VOICE VOTE: UNANIMOUS; MOTION CARRIES

- b. **IWWC #20-06 David Gardner:** Revised Site Plan Review for placement of storage shed on property located at 34 Pond Rd., GIS Map 18, Lot 23, Zoned R-80 Residential District

APPLICANT / PRESENTATION: David Gardner was present via phone and indicated the storage shed has already been placed on this property and that he was not aware IWWC approval would be necessary. He described the location of the shed in and around wet areas. A significant portion of this property is wetlands. The shed is pre-built and was placed on stone pavers. No grading and no construction took place.

The Plot Plan, consisting of SCCOG GIS informational photo, was submitted into the record, along with a description of the shed

IWWC COMMENTS: It was noted the storage shed has already been placed on this property in violation of Wetlands Regulations. The shed does not have a foundation and is considered a temporary structure at this point.

ZONING ENFORCEMENT OFFICER: Mr. Chalecki indicated he has not issued a Zoning Permit for this shed and therefore Mr. Gardner is in violation of Zoning Regulations. Mr. Chalecki informed Mr. Gardner he must first obtain approval from IWWC and the Uncas Department of Health prior to approval for a Zoning Permit.

MOTION #3 (01.05.21): made by Mr. McGuire SECONDED BY Mr. LeVasseur that the Inland Wetlands and Watercourses Commission approve Application #20-06 David Gardner - as presented
VOICE VOTE: UNANIMOUS; MOTION CARRIES

8. Correspondence: NONE

11. Report of the Chair: NONE

12. Public Comments: NONE

13. Adjournment:

MOTION #3 (01.05.21): made by Mr. McGuire SECONDED BY Mr. LeVasseur that the Inland Wetlands and Watercourses Commission adjourn the meeting at 8:15 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

Respectfully submitted,

Sherry Pollard

Land Use Administrative Assistant