

**TOWN OF FRANKLIN**  
**INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)**  
Franklin Town Hall  
7 Meetinghouse Hill Rd.,  
Franklin, CT 06254  
**MINUTES**  
**May 3, 2022, 7:30 PM**

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This meeting was held in-person and with connections via ZOOM  
(Minutes are "Unapproved". Formal approval takes place at the next Board meeting held and will show changes/ corrections if any)

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1. Call to Order: Chairman Raymond Baribeault called the meeting to order at 7:30 p.m.

**Members Present:** Chairman Baribeault, Secretary Niels Jeppesen, Don Smith.

**Alternate Members Present:** Calli Carboni, John McGuire III (\*after meeting began).

**Members Absent:** Leo Bienvenue, Vice Chairman Joseph LeVasseur.

2. Recognition of Visitors: Chairman welcomed visitors. Sign in sheet provided.

3. Public Hearing:

- a. **IWWC 22-02 JOSEPH RANDAZZO:** New Site Plan Review for Regulated Activities; Property located at Southeast Corner of Route 32 & Route 207, Assessors Map 53, Lot 12-42 & 12-43; Zoned C2; Existing use of property is vacant land, proposed is new gas station w/parking & warehouse / office building with units for lease.

Chairman Baribeault opened the public hearing at 7:35 pm. He read the following into the record: (1) Ct. State Statute Section 8-7d. Hearings & Decisions, Time Limits, and Date of Receipt, (2) IWWC #22-02 Public Hearing notice, and (3) correspondence submitted into the record by Roland Mihok regarding application #22-02.

**APPLICANT / PRESENTATION:** Wes Wentworth, Wentworth Civil Engineers, LLC, was present to represent the applicant. Mr. Wentworth reviewed site plans, Stormwater Management Report, and responded to all comments in the April 30, 2022 Towne Engineering review letter. It is the opinion of Mr. Wentworth that proposed activity is within 50 ft of upland review area, total disturbance is 0.4 acres, and, there will be no adverse effects to stormwater quality or to downstream watercourses.

Chairman Baribeault asked why there is no documentation on site plans regarding conservation easement located in the northeast corner of Lot 1. Mr. Wentworth replied there is no deed for an easement filed on Town land records in Town Clerk's office. A documented easement would not happen until there is a transfer of ownership. Incidentally easement was noted on original sub-division plans on file in Town Clerks office.

**PUBLIC COMMENTS:** The following persons spoke against this application.

(1) Mike Mastalevs, (2) Mark Hanninen, (3) Anna Martin, (4) Stori Beckwith, (5) Tom Miner, (6) Kyle 444 Pond, (7) Tami Avery, (8) Roland Mihok, and (9) Alden Miner

No persons spoke in favor of the application.

\*John McGuire entered at this point in the meeting.

**IWWC AGENT COMMENTS:** Ron Chalecki recommended limits of development be moved further away from wetlands so that wetlands would be protected and more vegetation can be established.

4. Additions to the Agenda: None
5. Approval of Minutes:

- a. March 1, 2022 (Cancelled)
- b. April 5, 2022 Regular Meeting

**MOTION #1** made by Calli Carboni SECONDED BY Chairman Baribeault that the Inland Wetlands and Watercourses Commission approve April 5, 2022 Meeting Minutes – as presented

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

- c. April 18, 2022 Special Meeting / Show Cause Hearing

**MOTION #2** made by Calli Carboni SECONDED BY Niels Jeppesen that the Inland Wetlands and Watercourses Commission approve April 18, 2022 Meeting Minutes – as presented

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

6. Report of the Wetlands Enforcement Officer:

Ron Chalecki noted on April 18, 2022, IWWC upheld cease & desist order for Mr. Sullivan, 204 Route 32 as follows: (1) cease and desist is in place until adequate soil maps and/or plans with delineated wetland and watercourse information is provided by professionals and submitted to the Commission, (2) if soil maps/plans show activity is less than 50 ft away from wetlands, Mr. Sullivan will be required to submit a formal IWWC Application; and, (3) Mr. Sullivan is to add silt fences and hay bales in the area of disturbance.

7. Unfinished Business:

- a. **IWWC 22-02 JOSEPH RANDAZZO:** Public Hearing above.

**MOTION #3** made by Calli Carboni SECONDED BY Niels Jeppesen that the Inland Wetlands and Watercourses Commission continue Public Hearing to June 7, 2022 – 7:30 pm

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

- b. **IWWC 22-03 SOUND PETROLEUM:** New Site Plan Review for Regulated Activities; Property located at 532 Pond Road, Assessors Map 53, Lot 12-45; Existing use of property is vacant land, proposed is propane storage tanks, detention basin & outlet, wet pond & outlet, filling & excavation w/in 50' upland review area. No direct impacts in wetlands.

**MOTION #4** made by Calli Carboni SECONDED BY Niels Jeppesen that the Inland Wetlands and Watercourses Commission accept the application with no public hearing

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

**APPLICANT / PRESENTATION:** Wes Wentworth, Wentworth Civil Engineers, LLC, was present to represent the applicant. Wes Wentworth reviewed revised plans dated 5.2.22 and responded to all comments in the Towne Engineering review letter dated April 30, 2022.

**IWWC REVIEW:** Niels Jeppesen recommended applicant be held responsible for monitoring erosion and sedimentation controls and the oil water separator. There should be defined documented maintenance plan. Results of maintenance schedule should be mailed to town upon completion of all tests.

**MOTION #5** made by Calli Carboni SECONDED BY Niels Jeppesen that the Inland Wetlands and Watercourses Commission approve Application #22-03 with the following conditions:

1. Plans & specifications are to conform with Towne Engineering Staff Report dated April 30, 2022
2. Inland Wetlands Agent is to review and approve revised plans when submitted
3. Silt fencing system is to contain use of wood chips
4. Oil/water separator maintenance plans is to be submitted to Inlands Wetlands Agent

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

8. New Business:

9. Correspondence & Commission matters:

- a. Election of Officers: Chairman Baribeault reviewed recent correspondence provided by the Franklin Town Attorney. In general, there are no set procedures for electing officers of an Inland Wetland Commission in State Statutes, and IWWC does not have existing by-laws laying out a procedure for elections of officers, members, and alternates. It was determined Town Ordinance provides Board of Selectmen the power to appointment IWWC members. Ray Baribeault was appointed a permanent member October 27, 2022.
- b. IWWC Regulations. Calli Carboni suggested the Commission consider reviewing and updating their current regulations. There was Commission consensus this be added to the August 2022 Agenda.

10. Report of the Chair: No report

11. Public Comments:

12. Adjournment:

**MOTION #6** made by Calli Carboni SECONDED BY Don Smith that the Inland Wetlands and Watercourses Commission adjourn the meeting at 9:35 P.M.

**VOICE VOTE: UNANIMOUS**

**MOTION CARRIES**

Respectfully submitted,

**Sherry Pollard**

Land Use Administrative Assistant