

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

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)

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

Members Present: Chairman Baribeault, Leo Bienvenue, Vice Chairman Joseph LeVasseur, Don Smith. **Alternate Members Present:** Calli Carboni, John McGuire III. **Members Absent:** Secretary Niels Jeppesen

Chairman Baribeault seated Calli Carboni for absent member Niels Jeppesen

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 use is new gas station w/parking & warehouse / office building with units for lease.

APPLICANT: Mark Block, Attorney for the applicant, was present and submitted a written request into the record, dated June 3, 2022, asking to formally withdraw Application #22-02 Joseph Randazzo.

IWWC: Chairman Baribeault read written request into the record.

MOTION #1 made by Calli Carboni **SECONDED BY** Joseph LeVasseur that the Inland Wetlands and Watercourses accept the written withdrawal request submitted by Attorney Block

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

MOTION #2 made by Calli Carboni **SECONDED BY** Joseph LeVasseur that the Inland Wetlands and Watercourses Commission close the public hearing at 7:15 pm.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

4. Additions to the Agenda: None

5. Approval of Minutes:

- a. May 3, 2022:

MOTION #3 made by Calli Carboni **SECONDED BY** Don Smith that the Inland Wetlands and Watercourses Commission approve May 3, 2022 Meeting Minutes – as amended:

(1) Agenda Item 9a. change permanent member to "full" member

(2) Add Connie Sharp to public comments

(3) Add Calli Carboni was seated

VOICE VOTE: 3:0:2 Abstain - Ray Baribeault & Leo Bienvenue MOTION CARRIES

6. Report of the Wetlands Enforcement Officer:

SULLIVAN: Ron Chalecki updated Commission on Cease & Desist. Sullivan said he has entered into a contract with an engineer to have wetlands flagged. Ron told Sullivan when map is final - he needs to file formal application with IWWC.

57 DR. NOTT – ROBERT CHIULLI: Existing pond in front area of property. Neighbor told town property owner is working with machinery very close to, or perhaps in, the pond. Ron Chalecki noted DEEP has reviewed this issue. Property owner has agreed to move equipment out of the pond area.

ROUTE 32 - OLD MADESTOS PROPERTY: Mr. Chalecki reported driveway and parking lot have been cleared. It was clarified Franklin Town line runs behind building only.

7. Unfinished Business:

a. **IWWC 22-02 JOSEPH RANDAZZO:** Action above.

8. New Business:

a. **IWWC 22-05 VINEYARD SKY FARMS CORP:** Jurisdictional Ruling; Property located at 948 Route 32; Assessors Map 53, Lots 3-1; Zoned C-2; Existing Use of property is mix of unimproved and solar facility, Proposed Use is turn unimproved area into pasture for sheep grazing. Proposed agricultural operation is a use by right as defined in Section 4.1a of Franklin IWWC regulations.

APPLICANT: Mr. Rodney Galton, EcosEnergy, was present to represent the applicant. Mr. Galton asked IWWC to provide a declaratory ruling, use as-of-right, for proposed agricultural use located on a portion of property at 948 Route 32. Activity is to cut trees and brush within the area and install a perimeter agriculture fence outlining a sheep grazing area. All activity is outside the 50-foot buffer area. Mr. Galton submitted into the record; State of Connecticut Siting Council approval letter dated April 27, 2022 for implementation of sheep grazing management plan using rotational paddocks to maintain ground vegetation within fence-line of solar facility.

MOTION #4 made by Calli Carboni SECONDED BY Leo Bienvenue that the Inland Wetlands and Watercourses Commission accept Jurisdictional Ruling – Vineyard Sky Farms Corp. / Rodney Galton

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

b. **IWWC 22-06 GARRETT HOMES LLC:** New Site Plan Review for Significant 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: Robin Pearson was present to represent the applicant.

Attorney Pearson submitted written correspondence, dated June 3, 2022, outlining the request of Garrett Homes LLC., for an application to conduct regulated activities on 99 Route 32, be submitted for receipt at this meeting of June, 7, 2022. Associated activities are the same as were approved by this Commission February 1, 2022. Also submitted was the Statement of Use/ Project Narrative dated June 3, 2022. In summary, the applicant requests a public hearing be held on July 5, 2022 as a matter of public interest.

MOTION #5 made by Calli Carboni SECONDED BY Joe LeVasseur that the Inland Wetlands and Watercourses Commission schedule a Public Hearing for Application #22-06 for July 5, 2022 at 7:30 pm.

Discussion ensued: there was general consensus the week of July 4, 2022 may result in Commission members and public residents being on vacation due to the holiday.

MOTION #6 made by Calli Carboni SECONDED BY Joe LeVasseur that the Inland Wetlands and Watercourses Commission amend the previous MOTION to change the Public Hearing for Application #22-06 to July 13, 2022 at 7:30 pm.

VOICE VOTE ON AMMENDMENT: UNANIMOUS; MOTION CARRIES

MOTION #7 made by Calli Carboni SECONDED BY Joe LeVasseur that the Inland Wetlands and Watercourses approve original **MOTION #5** - as amended
UNANIMOUS; MOTION CARRIES

Waiver Discussions: There was general consensus the application fee will be waived with the exception of Public Hearing notice and minor administrative costs. Town Staff will work with the applicant on determining final application fee.

9. Correspondence & Commission matters:

a. Election of Officers:

Leo Bienvenu revisited this topic and related issues associated to developing a procedure for elections of officers, members, and alternates. In response, there was consensus the Commission develop official by-laws that specifically lay out procedures for elections of officers and other associated commission procedures that may apply.

10. Report of the Chair: No report

11. Public Comments: None

12. Adjournment:

MOTION #8 made by Calli Carboni SECONDED BY Joseph LeVasseur that the Inland Wetlands and Watercourses Commission adjourn the meeting at 9:22 P.M.

VOICE VOTE: UNANIMOUS MOTION CARRIES

Respectfully submitted,

Sherry Pollard

Land Use Administrative Assistant