

**TOWN OF FRANKLIN
INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)
Franklin Town Hall
7 Meetinghouse Hill Rd.,
Franklin, CT 06254
MINUTES
REGULAR AND PUBLIC HEARING
October 4, 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 7:32 p.m.

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

Also present: Ron Chalecki, IWWC Agent

2. Recognition of Visitors: Sign in sheet provided for recognition.
3. Public Hearing:
 - a. **IWWC 22-07: CHRIS SULLIVAN:** New Subdivision AND/OR Site Plan Review for significant activity; Property located at 204 Route 32; Assessors Map 42, Lot 4; Zoned C-2; Existing Use of property is residential, proposed use is seeding and stabilization

Wetlands Agent Ron Chalecki appeared on Mr. Sullivan's property to perform site walk as agreed by Mr. Sullivan at the IWWC September 2022 meeting. Mr. Sullivan denied Mr. Chalecki from entering his property at 204 Route 32. Therefore, Mr. Chalecki could not determine if erosion and sedimentation controls were in place and if there was effective stabilization of disturbed wetlands/slope.

There was IWWC consensus Niels Jeppesen meet Mr. Sullivan at his property to walk the site and review erosion and sedimentation controls and to determine if corrective measures are in place and stabilization has begun. Niels Jeppesen will report back to the Commission at their next meeting.

MOTION #1 made by Calli Carboni **SECONDED BY** Niels Jeppesen that the Inland Wetlands and Watercourses Commission continue the Public Hearing to a Special Meeting October 12, 2022, 7:30 PM, at Franklin Town Hall

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

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

- a. September 6, 2022:

MOTION #2 made by Calli Carboni **SECONDED BY** Joe LeVasseur that the Inland Wetlands and Watercourses Commission approve September 6, 2022 Meeting Minutes – as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

- b. September 7, 2022:

MOTION #3 made by Calli Carboni **SECONDED BY** Joe LeVasseur that the Inland Wetlands and Watercourses Commission approve September 7, 2022 Meeting Minutes – as presented

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

6. Report of the Wetlands Enforcement Officer:

Mr. Chalecki has been in contact with Boundaries Engineering regarding inspection reports for Franklin Hills Golf Course. The Town has not received reports in quite some time. Reports were a condition of approval. Boundaries indicated they believe the site is well stabilized and wash-out is not a concern. Mr. Chalecki asked for a final site visit and final report from Boundaries indicating such.

Boundaries noted the property owner is not up to date on paying for their invoices. Boundaries agreed to do their best to finalize the report.

7. Unfinished Business:

- a. **IWWC 22-07: CHRIS SULLIVAN:** New Subdivision AND/OR Site Plan Review for significant activity; Property located at 204 Route 32; Assessors Map 42, Lot 4; Zoned C-2; Existing Use of property is residential, proposed use is seeding and stabilization

MOTION #4 made by Calli Carboni SECONDED BY Joe LeVasseur that the Inland Wetlands continue this application to the November 1, 2022 meeting

VOICE VOTE: UNANIMOUS

MOTION CARRIES

8. New Business:

- a. **IWWC 22-11: JOSEPH RANDAZZO:** New Site Plan Review for significant activity; Property located at Southeast Corner of Route 32 & Route 207; Assessors Map 12 Lots 42 & 43; Zoned C-2 / R-80; Existing Use of property is vacant land. Proposed Use is new gas station / convenience store (Lot-1) and Warehouse / Office Units for lease (Lot 2).

MOTION #5 made by Calli Carboni SECONDED BY Joe LeVasseur that the Inland Wetlands schedule a public hearing November 1, 2022 for Application 22-11 Joseph Randazzo gas station / convenience store and warehouse / office units for lease.

Discussion Ensued:

It was mentioned there is no oil/water separator details on site plan as submitted; there is a large amount of impervious surfaces that lean towards conservation area; and there is a concern heavy metals could be carried into conservation area.

VOICE VOTE: UNANIMOUS

MOTION CARRIES

9. Correspondence & Commission Matters:

- a. Review of IWWC By-Laws: Reviewed. Continued to November 1, 2022 meeting.
- b. Review of IWWC Regulations: Reviewed. Continued to November 1, 2022 meeting.

10. Report of the Chair: None

11. Public Comments: None

11. Adjournment:

MOTION #6 made by Niels Jeppesen SECONDED BY Calli Carboni that the Inland Wetlands and Watercourses adjourn at 8:43 pm.

VOICE VOTE: UNANIMOUS

MOTION CARRIES

Respectfully submitted,

Sherry Pollard,

Land Use Administrative Assistant