

**TOWN OF FRANKLIN**  
**INLAND WETLANDS & WATERCOURSES COMMISSION**  
**FRANKLIN TOWN HALL**  
**7 Meetinghouse Hill Rd.**  
**Franklin, CT 06254**  
**REGULAR MEETING MINUTES**  
**April 4, 2023, 7:30 p.m.**

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1. Call to Order: Chairman Baribeault called the meeting to order at 7:31 p.m.

**Members Present:** Chairman Baribeault, Vice Chairman Joseph LeVasseur, Don Smith. **Members Absent:** Leo Bienvenue, Secretary Niels Jeppesen. **Alternate Members Present:** Calli Carboni, Josh Devercelly. **Alternate Members Absent:** John McGuire III. **Also Present:** Wetlands Official Ron Chalecki.

Mr. Devercelly was seated for absent member Mr. Jeppesen & Ms. Carboni was seated for absent member Mr. Bienvenue.

2. Recognition of Visitors: Visitors sign-in sheet was available.
3. Additions to Agenda: N/A
4. Approval of Minutes:

- a. March 7, 2023:

**MOTION (1)** made by Mr. LeVasseur **SECONDED BY** Mr. Devercelly that the Inland Wetland & Watercourses Commission approve March 7, 2023 Meeting Minutes as presented

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

5. Report Wetlands Official:

**FRANKLIN HILLS GOLF COURSE:** Town of Franklin continues to seek closure letter from Boundaries indicating current condition of site is stabilized in terms of erosion & sedimentation. Pre-application meeting held earlier with new Golf Course team. Sam Giavara indicated he will ensure Boundaries report is submitted to the Town of Franklin.

**204 ROUTE 32: First Selectman** Charlie Grant indicated Town Council determined IWWC cannot higher a soil scientist and expend funds for services. This is not a viable function of IWWC. Mr. Chalecki will continue to review other options of obtaining additional information on this site relative to wetlands concerns.

6. Unfinished Business:

- a. **IWWC 23-01: HILLANDALE FARMS:** New Site Plan Review for regulated activity; Property located at 39 Murphy Road; Assessors Map 44 Lot 8; Zoned C-2; Existing Use of property is grain mill; Proposed Use is expansion of grain mill to promote new technology which will eliminate requirement for jackhammering & incorporate water quality treatment.

**APPLICANT PRESENTATION:** Ellen Bartlett referenced March 14, 2023 correspondence that CLA found and delineated alluvial soils on site and wetland delineation shown on project plans includes all alluvia soils on site. CLA, Bob Russo, Professional Soil Scientist, reviewed water quality management/treatment system plan in detail. Results of the design will show actual improvements to existing water flow management. There are no direct impacts, no permanent impact, and no temporary impacts to wetlands. Erosion and sedimentation controls are in place and drainage will actually improve. Drainage calculations, hydraulics & hydrology report revised 3.9.23, was submitted into the record.

**DIESEL TANK:** 10,000-gallon diesel tank on site will be replaced with double walled 2,000-gal tank with full spill-containment measures applied.

**TOWN STAFF COMMENTS:**

March 23, 2023 Towne Engineering peer review report submitted into the record. Generally noted, revised materials received March 14, 2023 showed significant improvements to application materials. Remaining concerns listed on report:

- Driveway: add 95 ft. of guide rail due to sizeable vertical drop-off towards Susquetonscit Brook
- E&S: Bond to be submitted
- Septic System: increase material on top of septic system (proposed 1 foot is not adequate)
- Rail Spur: southwesterly shows incomplete grading. Revise and be aware of possible additional erosion/sediment controls after changed to grading
- Rail Spur: northeast of existing spur grading is incomplete & revise contours vs elevation so IWWC can understand proposed grading which is in upland review

March 31, 2023 Towne Engineering peer review report submitted into the record: necessary erosion and sedimentation (grading) modifications by applicant dated March 27, 2023 brings activity closer to wetlands and Susquetonscit Brook. Activity associated to these modifications remains in upland review

**IWWC COMMENTS:**

**MOTION (2):** made by Calli Carboni **SECONDED BY** Joseph LeVasseur that the Inland Wetland & Watercourses Commission approve Application 23-01 Hillandale Farms with the following conditions:

1. IWWC concurs - responsibility of approving erosion & sedimentation bond lies with Commission
2. Erosion and Sedimentation bond to be set by Wetlands Agent Ron Chalecki prior to commencement

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

7. New Business:

- a. **IWWC 23-02: DAVID LUNT:** Revised Site Plan Review for regulated activity; Property located at 475 Pond Rd., Assessors Map 12 Lot 39; Zoned R-80; Existing Use of property is Residential; Proposed Use is constructing garage in upland review area

**APPLICANT PRESENTATION:** David Lunt was present and provided mapping for reference.

**IWWC AGENT COMMENTS:** Mr. Chalecki reviewed drawings and agrees location is best location for garage due to site limitations.

**MOTION (3):** made by Ms. Carboni **SECONDED BY** Joseph LeVasseur that the Inland Wetland & Watercourses Commission approve Application 23-02 David Lunt as presented

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

8. Public Comments: None

9. Adjournment:

**MOTION (3):** made by Mr. LeVasseur **SECONDED BY** Mr. Jeppesen that the Inland Wetland & Watercourses Commission adjourn at 8:30 pm

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

Respectfully submitted, *Sherry Pollard*,  
Administrative Assistant to the Commission