

**TOWN OF FRANKLIN**  
**INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)**  
Franklin Town Hall  
7 Meetinghouse Hill Rd.,  
Franklin, CT 06254  
**MINUTES**  
**REGULAR MEETING**  
**November 3, 2021, 7:30 p.m.**

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

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1. Call to Order: Chairman Raymond Baribeault called the meeting to order at 7:44 p.m.

**Members Present:** Chairman Raymond Baribeault, Vice Chairman Joseph LeVasseur, Secretary Niels Jeppesen, Don Smith. **Alternate Members Present:** John McGuire III. **Members Absent:** Leo Bienvenue. **Also Present:** Town Planner Carly Holzschuh

Chairman Baribeault seated John McGuire for Leo Bienvenue

2. Recognition of Visitors: Calli Carboni
3. Additions to the Agenda: None
4. Approval of Minutes:
  - a. October 5, 2021

**MOTION #1 (11.03.21):** made by Joseph LeVasseur SECONDED BY Niels Jeppesen that the Inland Wetlands and Watercourses Commission approve October 5, 2021 Meeting Minutes - as presented  
**VOICE VOTE: 4:0:1 John McGuire - Abstained** **MOTION CARRIED**

- b. October 19, 2021

**MOTION #2 (11.03.21):** made by Joseph LeVasseur SECONDED BY Niels Jeppesen that the Inland Wetlands and Watercourses Commission approve October 19, 2021 Meeting Minutes – as presented  
**VOICE VOTE: UNANIMOUS** **MOTION CARRIES**

5. Report of the Wetlands Enforcement Officer:

- Franklin Hills: Boundaries report reviewed dated 10.05.21. Areas are stabilized at this time.

6. Unfinished Business:

- a. **IWWC 21-08 GARRETT HOMES LLC:** New Site Plan Review for Regulated 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:** A representative was present from Garrett Homes / BL Companies to represent the applicant. There was no presentation as this application is being received tonight for the scheduling of a public hearing.

**IWWC COMMENTS:** There was general consensus the proposed activity should be considered significant and “not regulated” as noted on the application. The Commission asked for additional details and dimensions related to limits of disturbance. The retaining wall is essentially 5 feet from wetlands and this is a bit concerning. There was Commission consensus a public hearing be held due to significant activity and that a hearing is in the public interest.

**MOTION #3 (11.03.21):** made by Joseph LeVasseur SECONDED BY Don Smith that the Inland Wetlands and Watercourses Commission accept the application and that it be revised and submitted noting the activity is significant and not regulated

**VOICE VOTE: UNANIMOUS**

**MOTION CARRIES**

**MOTION #4 (11.03.21):** made by Joseph LeVasseur SECONDED BY Niels Jeppesen that the Inland Wetlands and Watercourses Commission schedule a Public Hearing for Tuesday, December 7, 2021 at 7:30 PM.

**VOICE VOTE: UNANIMOUS**

**MOTION CARRIES**

**MOTION #5 (11.03.21):** made by Joseph LeVasseur SECONDED BY Niels Jeppesen that the Inland Wetlands and Watercourses Commission approve Towne Engineering provide a complete review of site plans as presented for this application

**VOICE VOTE: UNANIMOUS**

**MOTION CARRIES**

6. New Business: NONE
7. Correspondence: NONE
8. Report of the Chair: NONE
9. Public Comments: NONE
10. Adjournment:

**MOTION #6 (11.03.21):** made by Niels Jeppesen SECONDED BY Joseph LeVasseur that the Inland Wetlands and Watercourses Commission adjourn the meeting at 7:48 p.m.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

Respectfully submitted,

***Sherry Pollard***

Land Use Administrative Assistant