

**TOWN OF FRANKLIN
INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)
Franklin Town Hall
7 Meetinghouse Hill Rd.,
Franklin, CT 06254
MINUTES
January 4, 2022, 7:30 p.m.**

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

1. Call to Order: Chairman Raymond Baribeault called the meeting to order at 7:35 p.m.

Members Present: Chairman Raymond Baribeault, Vice Chairman Joseph LeVasseur. **Members Absent:** Leo Bienvenue, Secretary Niels Jeppesen, Don Smith. **Alternate Members Present:** John McGuire III. John McGuire was seated as a voting member for absent member Niels Jeppesen.

Also Present: Town Planner Carly Holzschuh

2. Recognition of Visitors: Sign in Sheet provided.
3. Public Hearing:

MOTION #1 (01.04.22): made by Joseph LeVasseur SECONDED BY John McGuire that the Inland Wetlands and Watercourses Commission open the Hearing at 7:30 PM

VOICE VOTE: UNANIMOUS

MOTION CARRIES

- 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: Mr. Matthew Bruton, Project Engineer for BL Companies was present and submitted/reviewed modified site plans, dated January 4, 2022. He reviewed BL Companies Response letter dated, January 4, 2022, to Towne Engineering's Project Review Letter, dated December 29, 2021. Items 1 through 13 were discussed and addressed. It was noted the State Department of Transportation (DOT) requires a 10-year storm event storm water management analysis. BL Companies has designed the system as required and provided it to DOT. Also, final plans & specifications regarding the retaining wall will be provided by the manufacturer prior to construction. We believe the current design provided by BL Companies is adequate with the wall at 13 feet. Additionally, there was discussion on the improved process for both product loading/unloading and trash/recyclable systems used when going into and out of the building.

TOWNE ENGINEERING COMMENTS: Matt Maynard was present and noted Towne Engineering has just received BL Companies Response letter dated, January 4, 2022, this afternoon. Additional time is needed to review such responses. Incidentally, Mr. Maynard noted most recent site plans have improved since the last revision and the retaining wall remains a concern.

TOWN PLANNER: Carly Holzschuh noted she also received BL Companies Response letter dated, January 4, 2022, this afternoon and would need additional time to review. Additionally, she required the applicant to provide information on the complete review of the drainage system from the Department of Transportation Representative Norm Miller.

PUBLIC COMMENTS:

1. Alden Miner talked about a parking variance previously approved by the Zoning Board of Appeals for Peter's Tire barn, a recent parking variance denied by Zoning Board of Appeals for Garrett Homes at 99 Route 32, and a historic landmark on the north west corner of the Garrett Homes, 99 Route 32 Application.
2. Calli Carboni talked asked if a traffic study has been done for the Garrett Homes application. Matt Bruton replied it was not required by DOT due to the low volume of cars.

PZC COMMENTS/CONCERNS:

MOTION # (01.04.22): made by Leo Bienvenue SECONDED BY Joe LeVasseur that the Inland Wetlands and Watercourses Commission continue the Public Hearing to February 1, 2022, to allow additional time for Town Staff to review revised plans and associated materials

VOICE VOTE: UNANIMOUS

MOTION CARRIES

4. Additions to the Agenda: None

5. Approval of Minutes:

a. December 7, 2021:

MOTION # (01.04.22): made by Joseph LeVasseur SECONDED BY John McGuire that the Inland Wetlands and Watercourses Commission approve December 7, 2021 – as amended

➤ Agenda Item #5 – Boundaries Report should be dated 11.13.21

VOICE VOTE: Leo Bienvenue – Abstained

MOTION CARRIES

6. Report of the Wetlands Enforcement Officer:

➤ Franklin Hills Site Inspection Report: No new reports since Boundaries 11.13.21.

7. Unfinished Business:

a. **IWWC 21-08 GARRETT HOMES LLC: ACTION ABOVE.**

6. New Business:

a. Approve FY 2022-23 IWWC Budget:

MOTION # (01.04.22): made by Leo Bienvenue SECONDED BY Joseph LeVasseur that the Inland Wetlands and Watercourses Commission approve the 2022 FY 2022-23 IWWC Budget - as presented

VOICE VOTE: UNANIMOUS

MOTION CARRIES

7. Correspondence: NONE

8. Report of the Chair: NONE

9. Public Comments: NONE

10. Adjournment:

MOTION # (01.04.22): made by John McGuire SECONDED BY Joseph LeVasseur that the Inland Wetlands and Watercourses Commission adjourn the meeting at 9:01 P.M.

VOICE VOTE: UNANIMOUS

MOTION CARRIES

Respectfully submitted,

Sherry Pollard

Land Use Administrative Assistant