

TOWN OF FRANKLIN
INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)
Franklin Town Hall
7 Meetinghouse Hill Rd.,
Franklin, CT 06254
MINUTES
REGULAR MEETING & PUBLIC HEARING
May 7, 2019
7:30 p.m.

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1. Call to Order: Chairman Calli Carboni called the meeting to order at 7:32 p.m:

Members Present: Chairman Calli Carboni, Niels Jeppesen, Joseph LeVasseur, Secretary Don Smith. **Members Absent:** Vice Chairman Leo Bienvenue, Pat Coleman. **Alternate Members Present:** Raymond Baribeault, John McGuire. **Alternate Members Absent:** **Also Present:** Ron Chalecki, Zoning Enforcement Officer, Charlie Grant, First Selectman, and Carly Myers, Planner Southeast Connecticut Council of Governments (SECCOG).

Chairman Carboni seated Mr. Baribeault for Mr. Bienvenue.

2. Recognition of Visitors: Chairman Carboni recognized all visitors.

3. Public Hearing:

- a. **IWWC # 18-03 Franklin Hills Estates & Country Club, LLC (CONTINUED):** Revised Site Plan Review for Regulated Activities for property located on the westerly sides of Route 32, Avery Lane and Lathrop Lane, Franklin, CT, Map 37, Lot 1, existing use of property is golf course and support facilities under construction, proposed activity is golf course, driving-range, clubhouse, lodge, maintenance building, and support facilities.

APPLICANT / PRESENTATION: Sam Giavara, Attorney Harry Heller, George Logan, Stephan Nousopoulos, Normand Thibeault, and Mario Tristany were present to represent Franklin Hills Estates & Country Club. Attorney Heller indicated his project team was not prepared to respond to CLA Engineers Project Review Comments in a letter dated May 1, 2019 or submit associated revised plans in response to staff comments. He noted he would be prepared to submit completed responses by Thursday, May 9, 2019. He added that from his perspective, CLA had one-month to review the plans and we received their report within 2 business days of this meeting to address them. Attorney Heller asked if the Commission would consider continuing the Public Hearing to Monday, May 20, 2019.

Documents Submitted into the application record:

	Received:
Heller, Heller, & McCoy Written Extension Request to June 4, 2019 – Not Dated	May 7, 2019
Hole #7 Drainage – Printed 05.07.19	May 7, 2019

Plans Submitted into the application record:

NONE	NONE
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Chairman Carboni called a recess of the meeting to re-convene in 15 minutes.

IWWC COMMENTS: Chairman Carboni clarified the Commission would have to schedule a Special Meeting with a Public Hearing. She advised Attorney Heller to submit an allowable 35 day extension request in case the Commission cannot meet May 20th, 2019. Attorney Heller responded and asked if the Commission could consider a date sooner than May 20, 2019. Attorney Heller reviewed CLA comments and stated many items were drafting issues and that all other comments have been addressed on the plans with the exception of drainage calculations.

TOWN CONSULTING ENGINEER: CLA submitted their Project Staff Review Letter, dated May 1, 2019. The letter specifically describes areas of comments and concern applied to revised plans and materials as outlined in items 1 through 36.

TOWN STAFF: There was a site walk performed on this property and a comprehensive review on the plan set within the month of April. Site conditions, application materials, and the lack of sufficient details on the plan set resulted in significant time needed to prepare a comprehensive analysis on this application. To clarify an earlier statement by Attorney Heller, the applicant was notified of the CLA Plan Review Letter on May 1, 2019 representing four business days for a response.

MOTION #1 (05.07.19): made by Mr. Jeppesen SECONDED BY Mr. LeVasseur that the Inland Wetlands and Watercourses Commission continue the public hearing to a special meeting May 29th, 2019, 7:30 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

Chairman Carboni opened the Regular Meeting and seated Mr. Baribeault for Mr. Bienvenue.

4. Approval of Minutes:

a. April 2, 2019:

MOTION #2 (05.07.19): made by Mr. Jeppesen SECONDED BY Mr. LeVasseur that the Inland Wetlands and Watercourses Commission approve Minutes of April 2, 2019 as amended: 1) Mr. Jeppesen is a "Regular" Member, 2) Adjournment MOTION changed to read: made by Mr. LeVasseur SECONDED BY Mr. Jeppesen that the meeting adjourned at 8:00 p.m.

VOICE VOTE: Abstained: John McGuire, III

MOTION CARRIES

5. Report of the Wetlands Enforcement Officer: NONE

6. Unfinished Business:

- a. **IWWC # 18-03 Franklin Hills Estates & Country Club, LLC (CONTINUED):** Revised Site Plan Review for Regulated Activities for property located on the westerly sides of Route 32, Avery Lane and Lathrop Lane, Franklin, CT, Map 37, Lot 1, existing use of property is golf course and support facilities under construction, proposed activity is golf course, driving-range, clubhouse, lodge, maintenance building, and support facilities. **ACTION NOTED ABOVE.**

7. New Business: None

8. Correspondence: None

9. Correspondence: Reviewed as submitted

10. Report of the Chair: None

11. Public Comments: None

12. Adjournment:

MOTION #3 (05.07.19): made by Mr. Jeppesen SECONDED BY Mr. LeVasseur that the Inland Wetlands and Watercourses Commission adjourn the meeting at 8:23 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES

Respectfully submitted, *Sherry Pollard*

Land Use Administrative Assistant