

On April 21, 2021 @ 4:45pm

Attest: Barbi J. Gardiner

Barbi J. Gardiner, Town Clerk

**INLAND WETLANDS AND WATERCOURSES COMMISSION
MINUTES**

April 20, 2021

The Inland Wetlands Commission held a Regular Meeting on April 20, 2021 at 7:00 p.m. at the Plainfield Town Hall.

Members present: Ron Desjardins, Ralph Wells, Randy Stilwell, and Joe Campbell
Members absent: Tom Sinkewicz and Jeff Joslyn
Staff present: Ryan Brais, WEO, Kevin Cunningham, First Selectman and Art Gagne, Selectman

PUBLIC HEARING

A.Z2021-2014 – Of Edgewater Construction, Inc., requesting permission to work in an upland review and inland wetlands area for construction of 3 buildings of separate contractor bays with site infrastructure including parking, lighting and drainage on property located at the corner of Center and East Parkway; Plainfield; Map 17, Block 11, Lot I012.

Ron Desjardins opened the Public Hearing for Z2021-2014 Of Edgewater Construction, Inc.

Daniel Blanchette, CE, J & D Engineering reviewed the plans for Lot 12 in the Industrial Park with proposal of 3 separate buildings. Wetland to be filled at center of site. He noted that the Town obtained permit from Army Corps to fill 10,250 sq. ft. of wetlands which were delineated in 2014 by the town. Mr. Blanchette stated that the entire site is upland review area with 30 percent impervious after construction. The buildings will be 14,500 sq. ft. of building contractor condos. He reviewed the storm water drainage.

Sean Peterson inquired if they will include office space. Mr. Blanchette said yes each unit will have 1 human door and a garage door with small office and bathroom.

Randy Stilwell inquired about erosion control and retention area. Mr. Blanchette said it is mostly silt fence dug in 12 inches. He said the north half of the parking lot goes into swale to bio retention area and will provide treatment for the runoff.

Ryan Brais said there are no issues with the plan from wetland prospect. He said the Town Engineer has reviewed the erosion control. He said the town owns the property and wetlands was approved in 2014.

- Ralph Wells motioned to close the Public Hearing on Z2021-2014. Joe Campbell seconded. All in favor, motion carried.

REGULAR MEETING

Approval of the minutes of March 16, 2021.

Ralph Wells motioned to approve the minutes of March 16, 2021. Joe Campbell seconded. All in favor, motion carried.

Randy Stilwell motioned to amend the minutes to reflect that Z2020-1952 was seconded by Jeff Joslyn. Ralph Wells seconded. All in favor, motion carried.

Ralph Wells motioned to approve minutes of March 16, 2021 as amended upon review. Joe Campbell seconded. All in favor, motion carried.

Unfinished/Old Business

A. Z2020-1952 – Continuation of Northeast Real Estate, LLC, requesting permission to work in an upland review area to construct 2 buildings to be utilized for contractor businesses on property located on 135-141 Ward Ave., Moosup; Map 2M, Block 94C, Lot 11.

Ryan Brais stated that the applicant has requested a continuation.

Randy Stilwell motioned to continue Z2020-1952. Ralph Wells seconded. All in favor, motion carried.

B. Z2021-2013 – Of Edgewater Construction, Inc., requesting permission to work in an upland review area for construction of an industrial building with site infrastructure including parking, lighting and drainage on property located at 0 East Parkway; Plainfield; Map 17, Block 11, Lot I07.

Daniel Blanchette, CE reviewed the plans for Lot 7 of the I Park. He noted that it is across the street from Lot 12 and is 2.5 acres of forest. He noted a drainage channel on the south side with a 36 inch culvert at the SW corner. The proposal is 1 large building 12,500 sq. ft. or small 1,500 sq. ft. The client is an investor with no specific plans. Half of the site is in the upland review area. There will be no wetlands disturbance on the property and a buffer will be left between the wetland. 35 percent of the site will be impervious.

Mr. Blanchette reviewed the drainage plans and noted silt fence will be trenched in. Wetlands were delineated by the town in 2014. He reviewed the plantings detail. Mr. Stilwell inquired about bio retention basin. Mr. Blanchette said it is the fill that is underneath. It is to store drainage. Mr. Stilwell inquired about Lot 4 encroachment. Mr. Blanchette stated that Lot 4, 13 West Parkway is a vacant site with items encroaching on the property. The town has notified the owners to remove and restore the site.

Randy Stilwell motioned to approve Z2021-2013. Joe Campbell seconded. All in favor, motion carried.

C. Z2021-2014 – Of Edgewater Construction, Inc., requesting permission to work in an upland review and inland wetlands area for construction of 3 buildings of separate contractor bays with site infrastructure including parking, lighting and drainage on property located at the corner of Center and East Parkway; Plainfield; Map 17, Block 11, Lot I012.

Mr. Stilwell asked about possible wetland replication. Mr. Blanchette said no, it is town proposal and there is not much room on the site.

Joe Campbell motioned to accept Z2021-2014. Ralph Wells seconded. All in favor, motion carried.

New Business

B. Z2021-2062 – Of Summertime Properties, LLC

Randy Stilwell motioned to add Z2021-2062 to the agenda. Joe Campbell seconded. All in favor, motion carried.

A. Z2021-2047 – Of KA&G Development, LLC, requesting permission to work in an upland review area for a 2-lot residential re-subdivision on property located on Sterling Hill Rd., Moosup; Map 23, Block 58, Lot 6.

David Held, PE, LLS, Provost and Rovero reviewed the plans for KA&G which were looked at last year as a jurisdictional ruling. The proposed re-subdivision is an 11.5 acre lot on the west side of original subdivision. He showed the wetland, Ekonk Brook and noted that the open space area will remain, preserving 40 percent of the subdivision area.

Mr. Held stated that the wetland is an agricultural field. It would not appear to be wetland unless a soil scientist reviewed. He said there will be no direct impact to the wetland area. The proposed driveway is in upland review area. Septic is 95 ft. from wetland. The development of rear lot will be out of upland review area except for the drive way. Mr. Held mentioned that the members could do a site visit. Wetlands were delineated in 2007 by Joe Theroux, Soil Scientist and have been reflagged. Mr. Stilwell inquired about a letter from Joe Theroux. Mr. Held replied, yes. Ron Desjardins inquired about amount of disturbance. Mr. Held said there is no disturbance in the wetland area.

Ralph Wells motioned to table Z2021-2047. Joe Campbell seconded. All in favor, motion carried.

B. Z2021-2062 – Of Summertime Properties, LLC requesting permit for a new single-family dwelling with an upland review area at the intersection of Squaw Rock Rd. and Walas Rd., Map 22, Block 90A, Lot 8A.

Mr. Brais stated the site is on the north side of Walas Road. He said it is for a single family home going against wetland, with no wetland disturbance.

Ralph Wells motioned to table Z2021-2062. Randy Stilwell seconded. All in favor, motion carried.

Agent Approval

A. Z2021-2031 – Of Jason Fontaine, requesting person to work in an upland review area for 30' above ground pool on property located at 10 Kivela Rd., Plainfield; Map 16, Block 53B, Lot 49.

Mr. Brais reviewed the approval to level the site to install a 30 ft. above ground pool. Erosion and sediment controls are required.

Citizen Participation

None

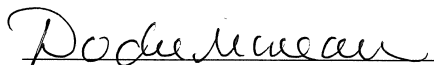
Other Business

None.

Adjournment

Randy Stilwell motioned to adjourn the meeting at 7:50 p.m. Joe Campbell seconded. All in favor, motion carried.

Respectfully submitted,



Dodie Mineau
Recording Secretary