

**TOWN OF FRANKLIN**  
**INLAND WETLANDS & WATERCOURSES COMMISSION**  
**FRANKLIN TOWN HALL**  
**7 Meetinghouse Hill Rd.**  
**Franklin, CT 06254**  
**REGULAR MEETING MINUTES**  
**August 1, 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:** Secretary Niels Jeppesen & Leo Bienvenue. **Alternate Members Present:** Calli Carboni. **Alternate Members Absent:** Josh Devercelly, John McGuire III. Calli Carboni was seated for absent member Leo Bienvenue.  
**Staff Present:** Wetlands Official Ron Chalecki.

2. Recognition of Visitors:

3. Additions to Agenda:

4. Approval of Minutes:

- a. June 6, 2023:

**MOTION 1** made by Calli Carboni **SECONDED BY** Don Smith that the Inland Wetland & Watercourses Commission approve June 6, 2023 Minutes – as amended:

1. Agenda Item: “Call to Order” corrected to read:  
**Members Present:** Chairman Baribeault, Leo Bienvenue  
**Members Absent:** Secretary Niels Jeppesen, Vice Chairman Joseph LeVasseur, Don Smith  
**Alternate Members Present:** Calli Carboni, Josh Devercelly  
**Alternate Member Absent:** John McGuire III  
**Staff Present:** Wetlands Official Ron Chalecki  
Calli Carboni was seated for absent member Niels Jeppesen & Josh Devercelly was seated for absent member Don Smith
2. Agenda Item “204 ROUTE 32 SULLIVAN”: First sentence corrected to read: “Ron received a complaint from a neighbor”
3. **MOTION 4** corrected to read: Wetlands Agent to draft non-accusatory letter asking Mr. Sullivan to attend next IWWC meeting to discuss activities on his property and proximity to upland review area; and that IWWC Chairman review letter prior to mailing

**VOICE VOTE: Joe LeVasseur - Abstains**

**MOTION CARRIES**

5. Report Wetlands Official: Ron Chalecki:

**99 ROUTE 32 - DOLLAR GENERAL:** Mr. Chalecki noted Dollar General completed construction. When doing final inspection contractor did not put seeding topped with hay along back side of retaining wall. As a result, water/materials made its way into wetlands. Project manager was contacted and agreed to repair immediately.

6. Unfinished Business:

**MOTION 2:** made by Calli Carboni **SECONDED BY** Joe LeVasseur that the Inland Wetland & Watercourses Commission move Item a. and b. below to after New Business

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

- a. Review IWWC By-Laws / Ordinance: Draft review.
  - b. Review IWWC Regulations: Draft reviewed. IWWC to present final draft and discuss public hearing process at their September 5, 2023 meeting.

7. New Business:

- a. **IWWC 23-04: JOSEPH RANDAZZO:** New Site Plan Review for regulated activity; Property located southeast corner of Route 32 & Route 207; Assessors Map 12 Lots 42 & 43; Zoned C-2/R-80; Existing Use of property is vacant land; Proposed Use is construction of warehouse / office units for lease Lots 1 & 2.

**APPLICANT / PRESENTATION:** Wes Wentworth, Wentworth Engineering, and Attorney Block were present to represent the applicant. Full Application Package submitted into the record contained opening letter from Mr. Wentworth dated July 2023, list of abutters, Statewide Inland Wetlands & Watercourses Activity Reporting Form, Stormwater Management Report dated 6.6.23 and Site Plans dated 6.6.23: Joseph Randazzo Lots 1 & 2 Spring Valley Subdivision Route 32 & Route 207. Mr. Wentworth addressed SECTION 7.11-d APPLICATION REQUIREMENTS of IWWC Regulations in that for a wetlands permit - the applicant must provide a notice to holder of conservation easement and obtain letter from holder verifying application is in compliance with terms of restriction. Applicant met this requirement as correspondence was received from the Office of the First Selectman, dated August 1, 2023, confirming the Town of Franklin does verify application is in compliance with terms of restriction.

Mr. Wentworth noted certain parts of project construction associated to septic installation and impervious surface areas (equating 95% of activity) are outside of upland review area. However, some disturbance will occur within upland review area associated to the parking lot, driveway, and grading only along the edges. Total upland review area of disturbance is 12000 sq ft or about ¼ of an acre. Mr. Wentworth stated there is no regulated activity or disturbance within upland review area on Lot 2. Mr. Wentworth respectfully requested IWWC make a determination of whether proposed activity results in a significant impact. The applicant feels there is no direct impact to wetlands. Incidentally, Attorney Block noted the appeal filed regarding a previous application for a proposed gas station on this property has been withdrawn and granted by Superior Court

Chairman Baribeau read IWWC Regulation SECTION 9.1 regarding the potential public hearing process.

**MOTION 3:** made by Joe LeVasseur **SECONDED BY** Calli Carboni that the Inland Wetland & Watercourses Commission determine this application is a regulated activity

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

**MOTION 4:** made by Calli Carboni **SECONDED BY** Don Smith that the Inland Wetland & Watercourses Commission accept this application

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

**CONT:** Unfinished Business:

- a. Review IWWC By-Laws: Draft review continued. Chairman Baribeau will consider recommended changes discussed and provide red-line copy and proposed final version at the IWWC September 5, 2023 meeting.
- b. Review IWWC Regulations: Draft review continued. Chairman Baribeau will consider recommended changes discussed and provide a red-line copy and proposed final version at the IWWC September 5, 2023 meeting.

8. Correspondence / Commission Matters:

- a. Chris Sullivan - 204 Route 32 – Letter from Mr. Chalecki – July 18, 2023 Requesting Mr. Sullivan to appear at this meeting to discuss existing and future development activity on his property: Mr. Sullivan was not present. Mr. Chalecki will contact the Town Attorney to ask if this violation can be added to the current case regarding Mr. Sullivan.
- b. Stanley Maxim Lucas Attorney at Law Letter – July 17, 2023: Regarding 631-635 Route 32: Interruption of Adverse Possession Claim Notice filed against Bingo Development LLC c/o Scott Donovan Associates Inc. Ron Chalecki indicated he was copied in on this correspondence. Does not pertain to IWWC because there are no wetlands on this property.

9. Public Comments: None.

10. Adjournment:

**MOTION 5:** made by Don Smith **SECONDED BY** Joe Levasseur that the Inland Wetland & Watercourses Commission adjourn at 8:45 pm

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIES**

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