

**INLAND WETLANDS AND WATERCOURSES COMMISSION MEETING**  
**MONDAY, JANUARY 5, 2015**  
**TOWN HALL 7:00 P.M.**

Present: Chairman Bruce Burnett, Susan Ryan, Paul Whiton, Robert Wesneski, Marie Etter, Alternate Member Robert Orciari, Alternate Member Tim Bobroske and Land Use Coordinator Polly Redmond  
Absent: Victoria Elliott and Donald Prigitano

**1. OPEN MEETING – ESTABLISH QUORUM.**

Chairman Burnett called the meeting to order at 7:00 p.m. All regular members present are seated with Alternate Member T. Bobroske seated for V. Elliott and Alternate Member R. Orciari seated for D. Prigitano.

**2. APPROVE MINUTES OF PREVIOUS MEETING: 12/1/14**

R. Wesneski **motioned** to approve the minutes of the previous meeting, seconded by P. Whiton. Motion passed unanimously.

**3. GDM, LLC/MARTIN PEABODY – DISCUSSION/POSSIBLE DECISION ON APPLICATION FOR MODIFICATION OF PREVIOUS APPROVAL GRANTED 5-3-04 TO CONSTRUCT TWO 40' X 210' STORAGE BUILDINGS, MODIFIED TO CONSTRUCT ONE 75' X 180' STORAGE BUILDING, 497 BURLINGTON ROAD.**

Mr. Peabody is present. Plans by R. R. Hiltbrand Engineers & Surveyors titled Site Plan Modification for Proposed Storage Building, dated 11-20-14, Notes and Details for Proposed Storage Building, dated 11-20-14 and Existing Conditions Map /Improvement Location Survey, dated 11-11-14 are reviewed once again. T Bobroske **motioned** to approve the application for modification and site plan as presented, seconded by R. Wesneski. Motion passed unanimously.

R. Wesneski **motioned** to add to the agenda, Paul Prenoveau and Zach Prenoveau, modification to 1997 IWWC approval of Summit Ridge Subdivision, Hill Road. S. Ryan seconded the motion and it passed unanimously.

LUC Redmond explains that the Prenoveaus were in the Land Use office this afternoon and the 1997 Summit Ridge 16-lot Subdivision plans prepared by Denis Miller, L.S. and Louis LaDuke, P.E., dated 8/26/97 were reviewed. Since the time of the 1997 IWWC approval, three lots (#12, 14 & 16) were eliminated from the subdivision in 2001. P. Prenoveau now wishes to recreate Lot 14 for his son, Zach, to build a house on. The lot will contain the same 3.5 acres though the site plan for construction may be amended by relocating the septic system area to the south and possibly creating a stacked system and relocating the proposed house, which is shown to be situated 50 feet from wetlands on the property. The Prenoveaus are presently working with Dennis McMorrow, Berkshire Engineering, and feasibility of relocating the driveway further away from wetlands is also being reviewed. TAHD will be reviewing revised plans. Commissioners offer suggestion that perhaps the lot can contain more than 3.5 acres to avoid regulated activities. T. Bobroske notes that Wetland permits are good for only five years and that this application has certainly expired and a new application must be presented. The Prenoveaus have an application partially completed but will need assistance from Berkshire Engineering in order to complete. They will advise LUC Redmond when they are ready to present a complete application to this Commission for approval of Lot 14 in a re-subdivision application and also for site plan approval. They will then proceed to the Planning Commission with an application for re-subdivision.

**4. REVIEW 2015-2016 INLAND WETLANDS COMMISSION BUDGET.**

Commissioners are presented with the 2015-2016 Budget Request. Line items are discussed and changes made. Dues will remain at \$80.00, Conferences will increase from \$120.00 to \$520.00 Legal Ads will remain at \$400.00 and State of CT DEEP fees will be reduced from \$1400.00 to \$1000.00. Total budget amount will remain the same.

5. **ANY OTHER BUSINESS.**

With the Annual Town Meeting approaching, terms of four members on the Commission are coming to an end. Chairman Burnett hopes that those members (Susan Ryan, Victoria Elliott, Robert Orciari and Tim Bobroske) decide to remain as Commission members.

6. **COMPLAINTS/ENFORCEMENT ACTIONS.**

IWZEO Perkins emailed notice that there are no enforcement actions to report.

7. **CORRESPONDENCE.**

DEEP has sent notice that certain maintenance is required on the Lake Harwinton dam. The Commission asks that if any work is to be done by machinery, the Association should come before this Commission to inform them of those activities.

8. **INVOICES.**

None.

9. **ADJOURN.**

R. Wesneski **motioned** to adjourn the meeting at 7:35 p.m., seconded by P. Whiton. Motion passed unanimously.

Respectfully submitted,

Polly Redmond  
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT  
ON 1-7-2015 AT 12:30 PM  
ATTEST NANCY E. ELDRIDGE TOWN CLERK