



# Town of Griswold



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## INLAND WETLANDS & WATERCOURSES CONSERVATION COMMISSION & AQUIFER PROTECTION AGENCY

### PUBLIC HEARING & REGULAR MEETING MARCH 16, 2017 GRISWOLD TOWN HALL – FIRST FLOOR MEETING ROOM

## Agenda

### SALUTE TO THE FLAG

#### I. PUBLIC HEARING (6:30 PM)

1. Call to Order
2. Roll Call & Quorum
3. Matter Presented for Public Comment

A. **CC 11-17 HERITAGE RIVER VILLAGE DEVELOPMENT, LLC, C/O JEFF LEFTKOVITCH. PROPEPTY AT 203, 213, 243, 249 PRESTON ROAD, GRISWOLD, CT.** Requesting approval for commercial/industrial and residential activities within a regulated upland review area for a proposed mixed use development consisting of assisted living facility, memory care facility , retail, restaurant, medical offices, 48 condominium units and 28 studio, 28 1-bedroom 28 2-bedroom apartments with associated parking and an amphitheater. The propose development will disturb approximately 21.25 acres of earth. Stormwater management system is designed to mimic existing drainage patters and limit impacts to the wetlands by attempting to match pre- and post-development flow rates, drainage, proper erosion and sedimentation control measure. A general permit from CTDEEP will be obtained for stormwater discharge for construction activity and for a commercial activity. Property is zoned C-Commercial.

#### II. REGULAR MEETING (7:30 P.M.)

1. Call to Order
2. Roll Call & Quorum
3. Approval of Minutes
4. Written Complaints
5. Applications

A. Approval of Minutes of the Regular Meeting of February 26, 2017

A. **CC 09-17 ADAMUSKA, GAIL M., PROPERTY AT 18 BEACH DRIVE, GRISWOLD, CT.** Wall replacement with a three-sided 13 in. wide and 15 ft. long to be built on 3/4 crushed stone base with large boulders as the face material. Broken down concrete and stone will be removed and hauled off the site. Approximately 20 tons hauled in and out. Top layer inside the retaining wall will be graded with topsoil and seeded for grass. Property is zoned R-60.

- B. CC 11-17 HERITAGE RIVER VILLAGE DEVELOPMENT, LLC, C/O JEFF LEFTKOVITCH. PROPEPRTY AT 203, 213, 243, 249 PRESTON ROAD, GRISWOLD, CT.** Requesting approval for commercial/industrial and residential activities within a regulated upland review area for a proposed mixed use development consisting of assisted living facility, memory care facility , retail, restaurant, medical offices, 48 condominium units and 28 studio, 28 1-bedroom 28 2-bedroom apartments with associated parking and an amphitheater. The propose development will disturb approximately 21.25 acres of earth. Stormwater management system is designed to mimic existing drainage patters and limit impacts to the wetlands by attempting to match pre- and post-development flow rates, drainage, proper erosion and sedimentation control measure. A general permit from CTDEEP will be obtained for stormwater discharge for construction activity and for a commercial activity. Property is zoned C-Commercial.

**6. Additional Business (new applications)**

**7. Reports from the Enforcement Officer**

**8. Old Business**

- A.** Discussion of the Plan of Conservation and Development update for Wetlands, Water Resources, Watersheds and Cultural and Historic Resources.

**9. New Business**

**10. Communications**

- A.** Letter dated February 21, 2017 from Turner Environmental, LLC to Peter Zvingilas, WEO regarding their request to DEEP for a Reauthorization under the General Permit for Diversion of Water for Consumptive Use, River Ridge Golf Course, 301 Preston Road, Jewett City, CT
- B.** ECCD Outlook, Newsletter, Winter 2017
- C.** Water: Too Much or Not Enough? From Rain Bombs to Drought, Annual Symposium, Friday March 32, 2017 UCONN Middlesex County Extension Office, Haddam, CT

**11. Reports from Members**

**12. Conservation Commission Matters**

- A.** Discussion of a project for “an Earth Day celebration” of a presentation by Ray Covino for a Rainfall Demonstration at the Griswold Middle School

**13. Adjournment**

**III. AQUIFER PROTECTION AGENCY**

**This Meeting Is Cancelled Due To Lack Of Applications.**

And any other business that may properly come before this Commission

Dated at Griswold, CT this 6<sup>th</sup> day of March 2017

Courtland Kinnie  
Chairman