

Sterling Inland Wetland & Watercourse Commission
Public Hearing Minutes
Thursday, December 14, 2023 @ 6:00pm
Town Hall - Room #15

Members Present: Chairman Roger Gibson, Vice Chair Jen Mossner, and Richard McGarry

Absent Members: Brad Herman, Kimberly Gunn, and James Hawkins, Jr. w/notification

Alternate Member Present: Louis Sansone

Also Present: WEA Joe Theroux, David McKay from Boundaries and Melissa Bradley, recording secretary

Chairman Roger Gibson opened the public hearing at 6:00pm.

Application by 81 IPR LLC: Removal of ledge rock for construction of 5000 sf industrial building and operation yard - 81 Industrial Park Rd, Sterling CT (03842-17-0IP5)

At the hearings, all interested people may speak and submit written communications to the Inland Wetland Watercourse Commission regarding the proposals and applications listed above. Copies of the application are available for review in the office of the Sterling Town Clerk during normal business hours.

David McKay from Boundaries reviews the presentation. A wetland, approximately 3,155 sq ft, formed in the northeastern corner which is proposed to be removed.

Wetland functions and values established are ground water recharge/discharge, flood flow alteration, fish and shellfish habitat, sediment/toxicant/pathogen retention, production export, sediment/shoreline stabilization and wildlife habitat; 5 values established are recreation, educational/scientific value, uniqueness/heritage, visual quality/aesthetics, and threatened or endangered species habitat.

Pete from 554 Porter Pond Road inquires how the wetlands formed and what it impacts.

No other discussion.

Public Hearing closed at 6:18pm.

Sterling Inland Wetland & Watercourse Commission
Special Meeting Minutes
Thursday, December 14, 2023
Immediately Following the Public Hearing
Town Hall - Room #15

Members Present: Chairman Roger Gibson, Vice Chair Jen Mossner, and Richard McGarry

Absent Members: Brad Herman, Kimberly Gunn, and James Hawkins, Jr. w/notification

Alternate Member Present: Louis Sansone

Also Present: WEA Joe Theroux, David McKay from Boundaries and Melissa Bradley, recording secretary

- I. **Call to Order:** Chairman Gibson called the meeting to order at 6:18pm. Roll call was taken. L. Sansone was seated as a regular member for J. Hawkins.
- II. **Pledge of Allegiance:** All stood to honor the pledge of allegiance.
- III. **Audience of Citizens:** No discussion
- IV. **Approval of Minutes:** J. Mossner made a motion to approve the minutes of November 16, 2023 as presented. R. McGarry seconded the motion. Motion carried 4-0.
- V. **Correspondence:** None
- VI. **Unfinished Business**
 - A. **Application by 81 IPR LLC - Removal of ledge rock for the construction of a 5,000 sf industrial building and operating yard - 81 Industrial Park Rd., Sterling CT - (03842-17-0IP5):** A swale will be installed to work alongside with one on the adjoining property to divert water.
J. Theroux suggests the temporary sediment basin in the front of the property be left while the building is being constructed so it can be cleaned out.

R. McGarry made a motion to approve the application by 81 Industrial Park Rd. with the note added to the plan to include a temporary sediment basin in the front

of the property be left while the building is being constructed. J. Mossner seconded the motion. Motion carried 4-0.

VII. New Business

A. Discussion regarding 29 Industrial Park Rd - Building a 1.3+/- MW solar farm: This has not come before the board as an application. The board reserves comment until then.

B. Election of Officers: R. McGarry made a motion to table this item until the January meeting when more members are present. J. Mossner seconded the motion. Motion carried 4-0.

IX. Agents Reports: None

X. Adjournment: J. Mossner made a motion to adjourn the meeting. R. McGarry seconded the motion. Meeting Adjourned at 6:42pm

Respectfully Submitted;

Melissa J. Bradley

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Recording Secretary