

**PUBLIC HEARING FOR PROPOSED INDUSTRIAL
PARK LOCATED ON PROSPECT STREET
(IW#08-03) NAUGATUCK, CT. APPLICANT:
CAPITAL HEAVY HAULING, LLC
JULY 2, 2008**

Mary Davis opened the Public Hearing at 6:35 PM with the following in attendance:

MEMBERS:

Mary Davis, Chair
Joseph Bakstis, Vice Chair
Sally MacKenzie, Secretary
Rosemary Bertotti - absent
Jeff Hayden
Lars Johnson, alternate

OTHER:

Keith Rosenfeld, WEO
Jim Stewart, Borough Engineer
Rachel Brainard
Public: 10

Mary Davis took attendance and appointed Lars Johnson as a regular voting member in place of Rosemary Bertotti. Paul Benevich, engineer for the applicant, reviewed the changes to the plans that were discussed at last months meeting. He handed the Commission new plans with new drainage calculations. They are proposing 140 yards of rip rap and 360 yards of fill in the wetlands. He noted the inside culvert construction area will have another layer of silt fence. They are not planning on rip rapping the whole channel, only the slopes. There will be 15 ft grass slopes. He noted the culvert would remain the same length as they previously had it. He stated the purpose of the rip rap is to protect the footings. Mr. Benevich said they upgraded the E&S narrative as Keith Rosenfeld suggested. He noted they had submitted the calculations for a 50 year storm. Paul Benevich said it should be constructed now, during the dry season. All they are planning are silt fences on both sides of the channel. Joseph Bakstis asked Jim Stewart his opinion of the new plans. Jim Stewart said he had just received the calculations tonight, but feels the plans look a lot better. He would like for him to show more silt fences. Mary Davis asked what the boxes on the plans represent. Mr. Benevich said they are proposed buildings which may or may not be built. Commissioner Davis noted these are new plans that Jim Stewart will need to review them. She asked if the property owner had sent in consent. Jim Warren handed the Commission a notarized letter from Dr. August's girlfriend, owner of the property. Mary Davis asked Mr. Warren if he wanted to request an extension. Mr. Warren answered no, he didn't feel he needed it. Mary Davis said she wanted to see the mitigation of plantings, but it is not on the plans. Mr. Warren said he can't do any plantings because of the slopes and the only thing that will be planted is grass. He noted that any plantings would damage the area. Joseph Bakstis asked if the engineering report submitted pertained to the last set of plans. Jim Stewart answered yes. Mr. Stewart noted he had a problem with the method of stabilizing the soil while the culvert is constructed. He feels he needs to have additional stabilization. Mary Davis stated that more silt fence should be shown on the map. Jim Stewart noted there is no traking pad shown on the plans showing its position, but it is shown in the detail. He

noted that most of the information in his report deals with the soil and erosion control and that all the items will still have to be shown.

Public Comment:

Brian Prentice, 50 Maple Hill Rd, said that he felt this board and the town was garbage. He noted that at the last meeting he asked who would enforce the erosion control. He stated that this same contractor has silt fences that are down further down Prospect St. He said he has called the mayor and the town and nothing has been done. He said that gravel is being removed from the property off Spring Rd everyday. He has called the mayor and has not heard back from him. He noted that the applicant has cease and desist orders from Prospect for this property. He stated there was a complete wash out this year that the state had to fix. He noted there is 11,000 acres of water shed feeding this property. Jim Warren stated he did fix the silt fence on Route 68 and he stabilized the embankment. Joseph Bakstis noted the silt fence had been down for quite a long time as Mr. Prentice had said. Mr. Prentice noted their bridge is 7 ft above the brook and the pipe on Maple Hill is 8 ft. He stated the applicant does have a DOT permit for the driveway and that he is in full compliance with the DOT and the State of CT. He asked if Jim Warren had the right to excavate his property. Keith Rosenfeld suggests he talk with the ZEO concerning that. Mr. Rosenfeld stated he walked the site with Mr. Warren and determined there was no activity in or adjacent to the regulated area. Mary Davis asked if Zoning was aware of this. She also asked Jim Stewart if he was aware of the flooding toward the end of the watercourse. Keith Rosenfeld stated he had concerns with the additional proposed activities on the site if the industrial park will be done. Jim Warren said that they are asking for the right to cross into their property. He noted that they are also asking for the proposed industrial park, but not at this time. Mr. Rosenfeld stated Mr. Warren does have access into his property. He feels the Commission has to take into consideration the over all impact to the wetland area in the future and judge whether the impact is worth the final plan. Jim Stewart said the new map will ultimately need to be made and this could be based on your condition of the approval. He noted he hasn't looked at the calculations or read the revised notes. Jim Warren said he will give an extension with the hopes that a decision will be made next month. He stated his engineer will meet with Jim Stewart and Keith Rosenfeld to go over the plans and if needed they will resubmit new plans.

The Public Hearing was continued to the August 6th at 6:30 P.M.

**PUBLIC HEARING FOR LONG MEADOW BROOK
BROOKSIDE IMPROVEMENTS LOCATED AT
110 RUBBER AVENUE (IW#08-05),
NAUGATUCK, CT. APPLICANT: BOROUGH OF NAUGATUCK
JULY 2, 2008**

Mary Davis opened the Public Hearing at 7:35 PM with the following in attendance:

MEMBERS:

Mary Davis, Chair
Joseph Bakstis, Vice Chair
Sally MacKenzie, Secretary
Rosemary Bertotti - absent
Jeff Hayden
Lars Johnson, alternate

OTHER:

Keith Rosenfeld, WEO
Jim Stewart, Borough Engineer
Rachel Brainard
Public: 9

Jim Stewart, the Borough engineer, said he has made changes to the plans. They have added 5 trees that are now spaced 15 ft on the center, added addition light poles, and extended the fencing and railing to the building. They are planning on relocating the light poles to in between the guardrail and fence. He discussed with the Commission the Storm Pure Filtration System that they are suggesting be installed. It will require maintenance every 6 months. Joseph Bakstis asked who will do the maintenance to the system. Mr. Stewart answered the Portuguese Club. Lars Johnson asked what the proper way of disposing of the mycelx filter was. Jim Stewart said they can be disposed into the landfill. Mary Davis asked how much money it would cost to maintain it. Jim Stewart answered \$250.00 twice a year.

Public Comment:

Carlos Batista, 39 Visconti Dr., wanted to thank the engineering department for the attention to this project. He noted that with the initiative of this project along with the support of the Friendly Corp. this will make a big improvement to the grounds. Attorney Matthew Woermer, 178 North Main St., stated that everyone has done a good job with this project. He feels it is a very good project and is well developed. He said that he is in support of it. The Commission has a discussion over the filtration system and all agreed it was a good idea.

Mary Davis closed the Public Hearing at 7:50 P.M.

**INLAND AND WETLANDS COMMISSION
REGULAR MEETING JULY 2, 2008**

Mary Davis called this meeting to order at 6:05 PM with the following in attendance:

MEMBERS:

Mary Davis, Chair
Joseph Bakstis, Vice Chair
Sally MacKenzie, Secretary
Rosemary Bertotti-absent
Jeff Hayden
Lars Johnson, alternate

OTHER:

Keith Rosenfeld, WEO
Jim Stewart, Borough Engineer
Rachel Brainard

1. Mary Davis took attendance, and opened the meeting with the Pledge of Allegiance. She placed Lars Johnson as a regular voting member in place of Rosemary Bertotti. She noted there was a quorum.
2. Executive Session regarding Republic Realty Subdivision and Lot #107 Maple Hill Road, Applicant RJ Starr.
The Commission unanimously voted to enter into executive session at 6:05 P.M. inviting Keith Rosenfeld and Jim Stewart. Joseph Bakstis motioned to add Primrose to the executive session inviting the staff.
3. **OLD BUSINESS**
 - A. Commission discussion of fine ordinance.
Mary Davis said the Board of Burgess passed the ordinance last night. Keith Rosenfeld stated he will get a final copy of the ordinance from Judy Crosswait, Borough Clerk, and then will distribute to the Commission.
 - B. Commission discussion/decision on Inland Wetland Application for a proposed Industrial Park located on Prospect Street (IW#08-03), Naugatuck, CT.
Applicant: Capital Heavy Hauling, LLC.
There was no action taken.
 - C. Commission acceptance/discussion on Inland Wetland Application for Long Meadow Pond Brook – Brookside Improvements located at 110 Rubber Avenue (IW#08-05), Naugatuck, CT. Applicant: Borough of Naugatuck.
Joseph Bakstis asked if Keith Rosenfeld had any recommendations. Mr. Rosenfeld said his only concern was the maintenance schedule for the filtration system. He felt the general conditions were fine.
VOTED: Unanimously on a motion by Joseph Bakstis and seconded by Sally MacKenzie to **APPROVE** with the standard conditions and the maintenance of the catch basin be assigned to the Portuguese Club with the understanding it will be maintained twice a year or after 6 inches of rainfall.
Mary Davis called for a recess at 8:00 P.M.

D. Commission discussion of Westover Hills Subdivision.

Keith Rosenfeld said he had spoken with Jim Jordan today who apologized for not sending the signed correspondences. He noted that a new plan for fill at the end of Farmstead Lane will be coming. He also stated there are alternatives being considered for the detention basin. He will be having a meeting on Monday to discuss Lot #13. There is someone who is interested in building on the lot and they have hired a soil scientist. They will then be coming in with a new plan.

E. Commission discussion of Wetlands Model Ordinance and proposed amendments.

Keith Rosenfeld stated he has given each Commissioner a copy of the ordinance and is waiting for feedback from them. He noted they would need to hold a Public Hearing. He also stated it is not required of a community to use the model regulations. Mary Davis said she felt they should review them this month and compare the differences. Then at next months meeting they can discuss them. She has noticed that the differences were minor. Keith Rosenfeld said he would do a report. He suggested the next move would be to have a workshop or a Public Hearing. Mary Davis said she felt a workshop would be best to do first and should be done in August.

4. NEW BUSINESS

A. Commission acceptance/discussion on Inland Wetland Application for a single family home located on Lot 1 Misty Wood Lane (IW#08-04A), Naugatuck, CT. Applicant: Theresa & Joseph Mangine.

Attorney Matthew Woermer, representing the applicant, went over the plans. He noted they had made changes. The house and driveway are now moved away from the wetlands. They are not proposing any fill in the wetland area. They have received approval from Valley Health for the septic plans. Roland Desrosiers said they have moved the septic system to the front of the lot as the Commission had requested. He reviewed the plans with the Commission. He noted the house has been moved to the rear of the lot and the septic and well are in the front. He stated they are planning on leaving the existing stone wall. Mary Davis noted the wall would act as protection for the wetlands. Joseph Bakstis asked if all activity was beyond the wetlands. Mary Davis said that the house is in the 50 ft buffer. Mr. Desrosiers noted the primary septic system is out of the buffer as well. Keith Rosenfeld had three suggestions that could be incorporated into the approval.

It should include the S&E control plan for the construction be given to zoning. The grading lines for 100 and 102 be eliminated or modified so there is no disturbance and have the impact be solely for the construction of the house. He also suggested a note be included stating the existing stonewall not be removed or disturbed.

VOTED: Unanimously on a motion by Jeff Hayden and seconded by Joseph Bakstis that the proposed activity is **NOT SIGNIFICANT**.

Roland Desrosiers said they would like to clean out the pipe that the Commission had seen on the site walk that was clogged.

VOTED: Unanimously on a motion by Joseph Bakstis and seconded by Lars Johnson to **APPROVE** the application with the following conditions:

1. Prior to the issuance of a Zoning Permit, applicant shall submit a revision of Layout of Subsurface Sewage Disposal System , Lot #1, Mistywood Lane, Windsol Estates, Prepared for Theresa & Joseph Mangine by RJ Desrosiers and Associates, Naugatuck CT, dated June 18, 2008 showing:

a. A sediment and erosion control plan which adheres to the 2002 CT E/S Guidelines and 2004 Storm water Quality Manual required for the construction of a single family home as approved by the Zoning Enforcement Officer.

b. No disturbance is to take place to the north or east of the stone wall, fifteen (15) feet from the wetlands located in the front of the proposed house.

c. A note that states 'Existing stonewall will not be disturbed or removed'.

2. Prior to the creation of any impervious surface, the applicant shall construct and make functional all applicable storm water drainage improvements.

3. Prior to the commencement of any site work, the applicant shall notify the Wetlands Enforcement Officer and ZEO, to ensure for the proper installation and maintenance of the required erosion and sedimentation controls.

4. Prior to the issuance of the permit, all Development Fees and Regulated Area Fees will be paid to the Borough of Naugatuck.

5. All work within the fifty foot regulated area shall be permanently stabilized with a variety of wetland and non-wetland plantings as approved by the WEO.

B. Commission acceptance/discussion on Inland Wetland Application for a Pipeline Ground Bed Project located on the Algonquin right-of-way between Webb Road and Jones Road (IW #08-06) and on Rubber Avenue and Crofut Road (IW#08-07), Naugatuck, CT. Applicant: Algonquin Gas Transmission.

Dennis Blais, TRC Environment, reviewed the plans with the Commission. He stated that the existing pipes need additional cathartic protection. He said there would be a matt core ground bed installed which is a self contained unit. He noted that Algonquin Gas has a 75 ft right of way on Crofut and Rubber Ave. They will have a 10ft wide temporary work space. He said the ground bed would be installed between the two existing pipes. The rectifier box which supplies the electricity would be outside the wetland area. Keith Rosenfeld asked how long the project will last. Chuck Thomas, Algonquin Gas representative, answered they would be in and out in 5-7 days. Mr. Blais said they would be installing 600 ft in total length. He noted the brook is 15 ft wide were they are crossing and

would require only 2 ft of excavation. Jim Stewart asked if they would be sand bagging the stream. Dennis Blais answered no, it would be done in the low flow season. He noted they would use equipment mats if the soil is too soft.

The second location has the same right of way on Webb Rd. and Jones Rd. This site would have 2 separate wetland crossings. Mary Davis suggested they schedule a site walk. Lars Johnson stated from the application it appears that DOT requires them to do this. Mr. Thomas said the pipes are 20 ft apart and they will mark them out for the site walk. He noted that during construction there will be trained personnel on site at all times.

A site walk was scheduled for July 14th at 5:30 P.M. meeting at Webb Rd.

C. There were no additional items to be discussed.

5. CORRESPONDENCE

Keith Rosenfeld handed the Commission an invitation for membership for CACIWC. Mary Davis stated she wants to be a member. Mr. Rosenfeld told the Commission he had received a DVD of the IW Training Program. Joseph Bakstis took the DVD home to watch.

Keith Rosenfeld handed the Commission a correspondences from Attorney McVerry concerning Autohaus.

6. WEO REPORT

There was no report from the WEO.

7. **VOTED:** Unanimously on a motion by Joseph Bakstis and seconded by Jeff Hayden to **APPROVE** June meeting minutes with corrections.

8. ADMINISTRATIVE BUSINESS

Mary Davis went over the Roberts Rules concerning approval of minutes. She also noted that she and Sally MacKenzie had gone through all the previous meeting minutes dating back to 2005 and found a lot of problems. She noted she will create a list and give to the Land Use office.

9. ADJOURNMENT

On a motion by Sally MacKenzie and seconded by Joseph Bakstis the meeting was adjourned at 9:40 PM.

RESPECTFULLY SUBMITTED

Sally MacKenzie, Secretary /rb