

**CONTINUED PUBLIC HEARING
FOR PROPOSED ADDITION
FOR AUTOHAUS LOCATED ON 393 RUBBER AVENUE (IW#08-08),
NAUGATUCK, CT. APPLICANT: KOZLOWSKI, LLC.
October 1, 2008**

Mary Davis opened the Public Hearing at 6:36 PM with the following in attendance and appointed Jeff Hayden a regular voting member in place of Joseph Bakstis:

MEMBERS:

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

OTHER:

Keith Rosenfeld, WEO
Jim Stewart, Borough Engineer
Rachel Brainard, Secretary
Public: 7

Keith Rosenfeld handed the Commission a copy of the applicant's tax clearance and the application check list along with a new set of plans dated 9/26/08. He noted the final review sheet was included in their packets. Attorney Michael McVerry, representing the applicant noted they had a property site walk on 9/7/08. He went over the proposal with the Commission. Attorney McVerry stated they had modified the plans by adding 7 parking spaces, a rain garden in the rear of building, roof drain infiltration system, and the planting of new trees. He noted this proposed application is just for storage. There is no washing of cars planned on the site. This proposed building is for the storage of cars and automotive parts. He said they have new drainage calculations for the new layout which he handed to the Commission. John Kenworthy, land surveyor, said he added a note to the plan that says no washing of vehicles will take place on the site. He said the existing building will have a blended roof into the new building. He stated that Jim Stewart requested the calculations and layout which they provided. He said the proposed plantings in the rear of the lot will contain the runoff. Mary Davis said that rain gardens work very well for parking lots. Mr. Kenworthy said it will take all the drainage. He said the parking lot is all gravel. Commissioner Davis asked if the rain garden was big enough because there is quite a bit of water running that way. Jim Stewart said the submitted calculations accounted for 1 inch for the impervious surfaces. Mr. Kenworthy said he included all the paved area and was probably a bit generous with his calculations. Mary Davis asked if they were planting along the brook. John Kenworthy said they were not planning on disturbing that area because it already had natural growth. Sally MacKenzie said she was concerned with oil spillage/leakage and she said there was nothing addressing it. John Kenworthy said the gravel area and then the rain garden would capture anything that was spilled. There was discussion over infiltrators and John Kenworthy explained how they worked. Mary Davis said the Commission had asked how they would handle a spill inside the new addition. Mr. Kenworthy said it was a concrete floor with no drainage. Commissioner Davis asked if there was any drainage in the existing building to collect a spill. Attorney McVerry said the existing building was

previously used as an auto body shop and he didn't know if there was an oil separator. Jim Stewart stated that any decision should incorporate the inspection of that facility. He asked that they provide the sizing of the rain garden on the plans and provide a list of plants. Mary Davis asked if it was located in a flood plain. Mr. Kenworthy said it is located in Zone B and it is 2ft lower than the floor. Attorney McVerry stated that the drainage in the existing building shouldn't affect this application. He noted the building has been in place for 40 years and precedes the wetland regulations that went into effect. Mary Davis said the Commission feels that it does pertain. Jeff Hayden said he didn't feel it should hold up this decision, but that he understood her inquiry.

There was no Public Comment.

Mary Davis closed the Public Hearing at 7:08 P.M.

**INLAND AND WETLANDS COMMISSION
REGULAR MEETING
October 1, 2008**

Mary Davis called this meeting to order at 6:06 PM with the following in attendance:

MEMBERS:

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

OTHER:

Keith Rosenfeld, WEO
Jim Stewart, Borough Engineer
Rachel Brainard, Secretary

1. Mary Davis took attendance, and opened the meeting with the Pledge of Allegiance. She noted there was a quorum. She placed Jeff Hayden as a regular voting member in place of Joseph Bakstis.
2. Executive Session with the Attorney Zehnder regarding litigation with Manuel Preta.
On a motion by Sally MacKenzie and seconded by Jeff Hayden the Commission entered into executive session inviting Attorney Zehnder and Keith Rosenfeld at 6:10 P.M.
The regular meeting was reconvened at 6:36 P.M.
3. **OLD BUSINESS**
 - A. Commission discussion of Wetlands Model Ordinance and proposed amendments.
Keith Rosenfeld stated the Commissioners were sent the changes in their packets. He thought they should schedule another workshop, but they might not want to do that tonight because of the lack of attendance. Mary Davis said they would wait until the end of the month to contact the other Commissioners to schedule the workshop.
 - B. Commission discussion/decision for a proposed addition for Autohaus located on 393 Rubber Avenue (IW#08-08), Naugatuck, CT. Applicant: Kozlowski, LLC.
This application was tabled until next month's meeting.
 - C. Commission acceptance/discussion for installation of a concrete pad for Naugatuck Glass Company located on 451 Church Street (IW#08-09), Naugatuck, CT. Applicant: Naugatuck Glass Co.
Keith Rosenfeld passed out the application check list to the Commission. He noted it is a complete application. He gave them a copy of the tax sign off sheet as well. He provided the Commission with his final land use report with his

recommendations along with the general conditions. Mary Davis stated there was minimal impact to the wetlands.

VOTED: Unanimously on a motion by Sally MacKenzie and seconded by Jeff Hayden to **APPROVE** this application with the standard wetland conditions and the following conditions:

1. A note should be placed on the plans that state prior to the creation of any impervious surface area, the applicant shall construct and make functional all storm water drainage improvements.
2. Prior to the issuance of the permit, all Development Fees and Regulated Area Fees will be paid to the Borough of Naugatuck.
3. All work within regulated areas shall be permanently stabilized with a variety of wetland and non-wetland plantings as shown on the approved plans.
4. A Sediment and Erosion Control Bond shall be submitted to the Borough of Naugatuck Zoning Commission, as recommended by the Borough Engineer and Wetland Enforcement Officer.

4. NEW BUSINESS

- A. Commission discussion/decision regarding litigation with Manuel Preta vs Naugatuck Inland Wetland Commission.
This item was tabled until next month's meeting.

5. CORRESPONDENCE

Keith Rosenfeld handed the Commission copies of the HABITAT from CACIWC. He also read a letter into the record from DEP concerning their new publication. He gave a copy to the Commission as well.

6. WEO REPORT

Keith Rosenfeld read his letter to the Mayor into the record concerning Gunntown Road Park and Conservation Area. In his letter he noted the Borough will be concentrating its initial efforts to complete the areas of the plan that have an impact on the wetland review area, as approved by its permit. He noted that they are checking the site a few times a week. He said the Parks Department is mostly cutting the brush. He said the Engineering Department has been surveying and staking the property for the placement of the silt fences as well. Mr. Rosenfeld handed the Commission a memo regarding the most recent site walk and review of the Gunntown Park by Roman Mrzinski of the Southwest Conservation Service, suggesting several erosion and sedimentation controls to be utilized.

Keith Rosenfeld also stated that he has been investigating three possible wetland violations and is working with each in order to formulate plans and applications to re-vegetate those areas that were disturbed, including the Howard property on Wooster Street.

Keith received correspondences concerning the Spinelli property off Rubber Avenue Extension. It stated that his tenant has asked to clear one side of the wall, but he over did it.

He received a phone call concerning the Chemtura property and is expecting their plans as well.

Keith Rosenfeld said he received a complaint on Platts Mill Rd. and read it into the record. He went to the property and found that they are working within their limits of the wetland permit. He has an appointment with Mr. Schmidt this week to discuss the replanting of the disturbed areas.

7. **VOTED:** Unanimously on a motion by Sally MacKenzie and seconded by Jeff Hayden to **APPROVE** August 6th meeting minutes with corrections stated.
VOTED: Unanimously on a motion by Jeff Hayden and seconded by Sally MacKenzie to **APPROVE** August 12th Site walk minutes.
VOTED: Unanimously on a motion by Sally MacKenzie and seconded by Jeff Hayden to **APPROVE** September 9th Site Walk minutes for Naugatuck Glass Co.
VOTED: Unanimously on a motion by Sally MacKenzie and seconded by Jeff Hayden to **APPROVE** September 9th Site Walk minutes for Autohaus.
VOTED: Unanimously on a motion by Jeff Hayden and seconded by Sally MacKenzie to **APPROVE** September 3rd meeting minutes with corrections stated.

8. **ADMINISTRATIVE BUSINESS**

Mary Davis read her letter to Keith Rosenfeld concerning non-approved minutes from 2005 into the record. Keith Rosenfeld stated he did a review today of court litigations and handed the Commission a copy of the memo and read into the record stating the minutes were not an issue with any of them. Keith said he will ask Attorney Hess about approving the previous meeting minutes from 2005. At 8:05 P.M. Jeff Hayden left the meeting.

9. **ADJOURNMENT**

On a motion by Sally MacKenzie and seconded by Mary Davis the meeting was adjourned at 8:18 PM.

RESPECTFULLY SUBMITTED

Sally MacKenzie, Secretary /rb