

INLAND AND WETLANDS COMMISSION
CONTINUED PUBLIC HEARING
NAUGATUCK HIGH SCHOOL RENOVATION, RUBBER AVENUE
APPLICANT: BOROUGH OF NAUGATUCK
August 8, 2012

The following were in attendance:

MEMBERS:

Mary Davis, Chair
Joseph Bakstis, Vice Chair
Sally MacKenzie, Secretary, Absent
Marcia Puc
Alex Olbrys
Tracy DeBarber
Lars Johnson, Alternate, Absent

OTHER:

Keith Rosenfeld, Town Planner, WEO
Sue Goggin, Secretary
Wayne Zirolli, Borough Engineer
Attorney Fitzpatrick
Public: 14

Commission Chair Mary Davis called this meeting to order at 6:00 P.M.: She placed Tracy DeBarber as a regular voting member in the absence of Sally MacKenzie. She noted there was a quorum.

Jim Sperry, of Kaestle Boos Associates, began by summarizing the past couple of Inland Wetlands meetings. He described the contents of the packet he sent out dated July 17, 2012. He explained the additional graphics and offered copies to the commission. Chris Cardeny, of Langan Engineering, explained the concept of the "Treatment Train" which is DEEP recommended. Chris explained the turf makeup and the drainage detail for the football field. He also explained how they will be filtering out the zinc that could come out of the crumb rubber in the field. A discussion ensued regarding how hot the fields will get in the summer. Jim Sperry explained that the fields would not typically be used in 100 degree heat. Alex asked about maintenance of the Vortech units. Jim said the company will provide a recommended schedule/checklist for maintenance. Attorney Fitzpatrick said that Bob Roland, the Borough's Parks and Recreation Director, told him that the vac truck owned by the Borough would be capable of cleaning out the Vortech units. Mr. Roland said that would be his responsibility. Mary asked Chris if a qualified trained person is needed to clean out the Vortech units as she read. Chris said Vortechs suggests that, but if they went with something different, as Roman suggested, no training would be needed. A discussion ensued regarding how much the field will be used and if it will be used in the hot summer. Jim Sperry said, for the record, in his experience, he hasn't seen the athletic directors or program directors put the kids out there on any field, let alone a synthetic field at the hottest point in the summer. He said they also see summer as the time when the fields are used less because school is out, although there are town programs and they see that with all athletic fields, and another reason is because it's too hot. Marcia asked Jim to clarify why he chose crumb rubber as opposed to something a little more environmentally friendly that wouldn't have the zinc. Jim explained how he spoke at length with several field companies and the response was that the one that was most commonly presented was the crushed coconut shells. He said the reason they don't like to use it is because it does not meet some of the performance criteria that the crumb rubber or the crumb rubber sand do He said the problem is that it does tend to hold water, so it can get a bit on the moldy side, it is much more difficult to maintain and it doesn't have the testing substantiated like the crumb rubber does

for the impact resistance. He said they cannot recommend anything design that has not been proven and tested safe. Marcia cited a report from Fred Luongo, titled "Monitoring of Runoff Toxicity from Synthetic Fields a Challenge". She asked if they felt confident that they had incorporated as many of those to take care of the zinc concerns. Ned concurred with Marcia reading it into the record and said that she needs to provide a copy of the report to the applicant. Mary invited any member of the public to the podium to speak. Two members of the public got up to voice their opinions about the project. One member of the public asked questions about the project.

At 7:58 P.M., the commission took a five minute recess.

At 8:30 P.M., the meeting reconvened.

Mary asked if there were any more questions to be asked. She then closed the public hearing. Joe asked Wayne Zirolli if there is anything more the commission should look at or consider before they vote. Wayne said he is satisfied with the design. Keith said he agrees with Wayne's report from 7/10 and added some conditions of his own. There was no further discussion.

Chair Mary Davis stated that any of the commissioners who were absent from any of the public hearings to please state for the record that they had listened to the tapes and reviewed the minutes and were ready to vote. All commissioners who were absent stated they had reviewed the information and were ready to vote.

VOTED: Unanimously on a motion by Joseph Bakstis and seconded by Alex Olbrys to **APPROVE** the application from the Borough of Naugatuck for the Naugatuck High School renovations project on Rubber Avenue, Naugatuck, CT, IW #12-04 with conditions as read by Mary Davis:

1. Testing of soils and water in brook should be done at point of discharge no later than 90 days prior to any construction on site.
2. Additional testing of discharge soils and water no later than 90 days after completion of synthetic fields and drainage system.
3. Subsequently, testing of soils and water in brook to be done bi-annually for 1st two years, then annually for 3 years. Samples of soil and water to be taken at discharge point to determine levels of heavy metals, including zinc, lead, fungicides & algaecides and other toxins. Subsequent testing should be in same areas to determine if zinc, heavy metals and other toxins such as fungicides, algaecides have increased. Testing to be done by a certified, licensed Connecticut laboratory. Copies of all testing reports to be submitted to engineering department and the Inland Wetlands Commission. Wetlands Enforcement Officer to put reports in loose leaf binder and bring to monthly IWC meetings.
4. If any 2 successive tests result in levels of zinc and other toxins that are in excess of published standards for aquatic life, then applicant must take remedial action within 60 days.
5. Cleaning of Vortech units and underground galleries to be done by staff who have received appropriate training
6. To coordinate with the Borough clean up of the brook siltation in points of discharge.
7. Having the Applicant consider and evaluate all potential drainage improvements to the site which are within the scope of the proposed NHS renovation project.
8. Having the Applicant incorporate Best Management Practices (BMPs) to the maximum extent possible given the site conditions and constraints.

9. Having all BMPs to adhere to the latest revisions of the 2004 Connecticut Stormwater Manual and the 2002 Connecticut Erosion and Sediment Control Guidelines as amended.
10. Providing notation on plan that exposed soils and finished grades should be stabilized at the close of each operating day.
11. Having the applicant construct and make fully functional all stormwater facilities and infrastructure improvements prior to the creation of any new impervious surface area.
12. Having the applicant notify the Wetlands Enforcement Officer and ZEO prior to the commencement of any site work to ensure the installation of the required erosion and sedimentation controls.
13. Having the Applicant provide for storm water controls as required by the Borough of Naugatuck regulations, with a focus on providing enhanced storm water management beyond what is strictly required by the regulations, as recommended by the Borough Engineer.
14. Having all construction and proposed construction materials be in compliance with current CT DEEP requirements and practices.
15. All standard conditions will apply.

At 8:56 P.M. the commission took a recess.

At 9:05 P.M. the commission reconvened.

**INLAND AND WETLANDS COMMISSION
SPECIAL MEETING**

August 8, 2012

Mary Davis called this meeting to order at 9:05 PM with the following in attendance:

MEMBERS:

Mary Davis, Chair
Joseph Bakstis, Vice Chair
Sally MacKenzie, Secretary, Absent
Marcia Puc
Alex Olbrys
Tracy DeBarber
Lars Johnson, Alternate, Absent

OTHER:

Keith Rosenfeld, Town Planner, WEO
Sue Goggin, Secretary
Wayne Zirolli, Borough Engineer
Public - 0

1. Commissioner Davis took attendance and noted there was a quorum. She opened the meeting with the Pledge of Allegiance. Tracy DeBarber was made a voting member in place of Sally MacKenzie.
2. Executive session with Borough Attorney. There was no executive session.
3. Public comment. There was no public comment.
4. **OLD BUSINESS**

A. Storm water and drainage issues, Union City Road neighborhood

Wayne said Joe Savarese said the pond did very well during the deluge last week. He said it is still on his radar and that he still has some work to do in accordance with Roman's recommendations. Mary said this should stay on the agenda.

B. Flooding issues, Housing Authority property, Osborn Road

Wayne said the Housing Authority crew inspected the brook and took photos. He said at this point the bank is stabilized. Wayne still needs to meet with the Housing Authority Director to discuss additional stabilization like rip rap. He said there was no flooding from the storm last week.

C. Long Meadow Pond Brook ERT Study

Keith said he hasn't heard from Elaine Syche, but he will contact her. Wayne said he, the Mayor, Keith and Jim Stewart have been compiling the various problem areas. He said there are 7 or 8 areas to be looked at. They have an upcoming meeting with FEMA/ Homeland Security. Also, they are preparing a GIS map with the problem areas on it. They are working on it.

D. Commission discussion/decision and determination of regulated activity regarding the Naugatuck High School Renovation.

Mary thanked everyone for their hard work and decisions.

5. **CORRESPONDENCE**

Mary said she received a letter that was sent to the Mayor, from a resident named Laura Phillips who lives on Wooster Street. Mary read the letter to the commission. In the letter, Ms. Phillips explained damage to her front yard and well due to building that went on above her yard. Keith said it is not a wetlands issue. He said it is either a zoning issue or a private property issue. He suggested that it be referred to the ZEO to determine whether there are active permits that aren't being followed. Keith also said they are working with Mr. Pereira to finish the road properly.

6. **WEO REPORT**

A. Autohaus Property, 393 Rubber Avenue (IW #08-08) Progress Report

Keith said they are waiting for the ZEO to submit his report. Mary said he called her and said he would be working on it and he will get a report to her. She said he was sure he could resolve it.

B. Mountview Plaza Culvert, Rubber Avenue (IW #11-02) Progress Report

Keith said it didn't clog up during the heavy rain last week. Joe asked if it should stay on the agenda. Mary said it can be removed from the agenda.

C. A Better Way Wholesale Auto, 381 Rubber Avenue, Property Inspection

Keith said he has never seen them wash cars. He has driven by in the mornings and in the afternoons. They vacuum their cars but they are not washing their cars there. Mary said this item can be removed from the agenda.

D. ERT Study, Long Meadow Pond Brook, Rubber Avenue

Keith said they are still waiting for the ERT.

E. Dmuchowski Property, 45 High Street, Property Inspection

Keith said that when the storm hit last week all the sediment and brush got stuck and it flooded. He said some others that are a problem in town such as Carroll Court, High Street, Reynold's Café and Brook Street. Keith, Wayne and Jim Stewart are going to be working on the problems.

F. Portuguese Club Drainage Maintenance Report

Keith said it is being maintained and is completely clear. Mary said this can be taken off the agenda.

7. **Review/Approval** of May 2, 2012 Regular Meeting minutes, May 23, 2012 Special Meeting minutes, June 6, 2012 Regular Meeting Minutes, July 11, 2012 Regular Meeting Minutes, April 9, 2012, April 11, 2012, April 16, 2012 AND May 9, 2012 Site Walk Meeting minutes.

VOTED: 4-0-1 on a motion by Alex Olbrys and seconded by Mary Davis to **APPROVE** the April 9, 2012 Site Walk Minutes with corrections, with Tracy DeBarber abstaining.

VOTED: 2-0-3 on a motion by Marcia Puc and seconded by Mary Davis to **APPROVE** the April 11, 2012 Site Walk Minutes with corrections, with Tracy DeBarber, Alex Olbrys and Joe Bakstis abstaining.

VOTED: 2-0-3 on a motion by Joe Bakstis and seconded by Mary Davis to **APPROVE** the April 16, 2012 Site Walk Minutes as written with Alex Olbrys, with Tracy DeBarber and Marcia Puc abstaining.

VOTED: 4-0-1 on a motion by Joe Bakstis and seconded by Alex Olbrys to **APPROVE** the May 2, 2012 Regular Meeting Minutes with corrections, with Tracy DeBarber abstaining.

VOTED: 4-0-1 on a motion by Joe Bakstis and seconded by Alex Olbrys to **APPROVE** the May 9, 2012 Site Walk Minutes as written, with Tracy DeBarber abstaining.

VOTED: Unanimously on a motion by Marcia Puc and seconded by Joe Bakstis to **APPROVE** with corrections the June 6, 2012 Regular Meeting Minutes.

VOTED: 3-0-2 on a motion by Alex Olbrys and seconded by Tracy DeBarber to **APPROVE** the July 11, 2012 Regular Meeting Minutes, with Joe Bakstis and Marcia Puc abstaining.

The May 23, 2012 Special Meeting Minutes were tabled until the next meeting.

8. **ADMINISTRATIVE BUSINESS**

Alex asked why Big Y did not go before wetlands. Keith said they are not in a wetland area.

9. **ADJOURNMENT**

VOTED: Unanimously on a motion by Joe Bakstis and seconded by Marcia Puc to **ADJOURN** the meeting at 10:00 P.M.

Respectfully Submitted,

Sally MacKenzie, Secretary /sg