

INLAND AND WETLANDS COMMISSION
CONTINUED PUBLIC HEARING
NAUGATUCK HIGH SCHOOL RENOVATION, RUBBER AVENUE
APPLICANT: BOROUGH OF NAUGATUCK
July 11, 2012

Commission Chair Mary Davis called this meeting to order at 6:00 P.M. with the following in attendance:

MEMBERS:

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

OTHER:

Keith Rosenfeld, Town Planner, WEO
Sue Goggin, Secretary
Public - 4
Attorney Fitzpatrick

Mary introduced two reports that she got from the Southwest Conservation. The studies were done by the DEEP regarding artificial turf and storm water. Jim Sperry, of Kaestle Boos Associates, summarized the letter that was given to the commission regarding where they started and where they are now with the project. He said one of their primary goals was to reduce the storm water runoff rating by 10%. He said their design addresses and mitigates their concerns such as erosion, non functioning catch basins and the direct discharge into the brook. He said they met with Southwest Conservation to discuss their suggestions on improvements to the drainage system. One of Southwest's ideas to install rain gardens was received very well and incorporated into the plan. He said it was an excellent opportunity to enhance the system they have proposed. Jim addressed the study that was presented to them on the synthetic turf. He said that in regards to the Greenwich study, they found the contaminated soils were not due to the synthetic fields. He said that many studies have been done across the country for a long time on the crumb rubber infill. The studies show that there are no significant environmental impacts from the construction and operation of synthetic turf fields. He contacted Brian Golembieski with the DEEP, one of the authors of a recent state study. Jim said he explained their project to Brian and the bottom line was that Brian was happy with what they were doing as far as their drainage system and he did not anticipate that there would be any significant environmental impacts in particular from the zinc. Jim cited a study done by Milone and MacBroom, an engineering firm, from a couple of years ago that came to exactly the same conclusion. Mary cited a letter from July 2010 that said that the DEEP concluded based on the results of all their tests that there are potential risks to surface water and aquatic organisms from artificial and turf fields. Mary said she would like Brian Golembieski to present in writing the fact that the impact would be negligible. Jim said there are a lot of variables involved in testing. Tracy said she would like to see an updated report. Attorney Fitzpatrick asked Mary to reference the reports by title and date. Mary said the first was called the DEP Artificial Turf Stormwater Study and it was dated July 2010. She said the second report was called the Final Report and it's from the CT DEP, dated July 2010, Artificial Turf Study, Leach and Stormwater Characteristics. She said both of the reports can be found on the DEEP website. Mary said they do not want

any contradictions and they want to get the information straight. Jim said they are not contradicting and that the summary said that there is the potential. Jim said he and Brian discussed it and it was agreed that their proposed infiltration system would mitigate the potential for concentration. Mary said they would like Brian to write a letter stating that. Mary asked Jim about cleaning out the galleys. Cal, from Langan Engineering, explained the cleaning process to the commission. It was determined that the town would be cleaning the galleys according to the manufacturers recommendations. Cal said it is typically done after the salt and winter season, in the spring. Mary asked what would happen if they were not cleaned out. Cal said over time there would be the potential for a reduction in the amount of infiltration. Mary said that on the commission's site walk they noticed that none of the catch basins were cleaned out. She said they need to be regularly maintained. Jim said the town is looking into outsourcing the maintenance on some town facilities. Jim explained the turf infill system to the commission. Ned said the Borough is aware that this type of public investment is going to require appropriate maintenance. The discussion continued regarding maintenance of the drainage system. Ned said he will get the amount of money budgeted for maintenance for the next meeting. Jim Sperry explained the changes to the parking area and the locations of the rain gardens. Mary opened the meeting for public comment. Shirley Anderson, of 30 Joseph Road, asked about the amount of runoff from the artificial turf as compared to natural grass. She asked if there was more runoff with artificial turf. Cal said it is slightly more than with a grass surface but the infiltration will help. Cal clarified that there will be less flow into the brook. Frank Johnson, of 29 Margaret Circle, stated for the record that he is the executive director NHS Football Alumni Association and the Chairperson for Residents for Renovation. He said he would like to voice his support for this well thought out plan. Jennifer and Mark Chartier, of 569 Rubber Avenue, explained a history of the flooding of their property. They showed pictures of damage from recent storms. Jennifer felt this would be a good opportunity for the wetland area Adjacent to her home to be taken care of. She thought that the area needs to be dredged. She handed out information on an Emergency Watershed Protection Program. She will be contacting them. The town would have to give their support to the program. She also said she found a program called Envirothon which is based on students from the school, helping with the program. She felt it was a great opportunity for the town to implement that because of the wetland area right next to the school. Mary said the town is aware of the problems with that area of the brook. She asked if Jennifer was aware that there was a study done on the brook by the Environmental Team. Jennifer said yes and that she had spoken with Roman Mrozinski. She said a lot of their ideas were based on other alternatives for the NHS renovations. Mary said the engineers think their plan will work as well as the one done by Southwest. Jennifer said they are also concerned with what will happen if there is a severe storm during construction. Mary said precautions will be in place like silt fences and hay bales. Jennifer said she is also concerned with a nearby white house that has a garage that is falling down. She is concerned that if it falls into the brook it will cause a big backup. Mary said they are aware of the flooding in the brook which is why they had a study done. They are going to try to get something done to it. Jennifer said she will be following up on that. Mary thanked her for comments and for the information. There was no further public comment. There was a discussion regarding coconut shells as another option to crumb rubber. Jim said they have moisture content issues and does not have the impact attenuation that the crumb rubber does. Jim said the project will be done in phases and they will have erosion controls in place. Mary said their main concern is the storm water runoff from the turf. She said she wished they could incorporate a reflecting pool/ detention basin at the entrance to the school. Jim explained that it would be a liability in this setting. A discussion ensued regarding extending the public hearing. Jim Sperry

stated for the record that they consent to an extension of the Public Hearing to August 1, 2012 and that he will sign to that effect. Jim clarified that the only paperwork the commission is looking for Kaestle Boos to provide is documentation regarding zinc concentration within the synthetic turf. Mary said they are also waiting for a report from Southwest Conservation. Jim asked that the information from Southwest be forwarded on to them. The Public Hearing was extended to the August 1, 2012 meeting.

At 7:36 P.M. the commission took a five minute recess.

At 7:44 P.M. the commission reconvened.

**INLAND AND WETLANDS COMMISSION
REGULAR MEETING
JULY 11, 2012**

Mary Davis called this meeting to order at 7:44 PM with the following in attendance:

MEMBERS:

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

OTHER:

Keith Rosenfeld, Town Planner, WEO
Sue Goggin, Secretary
Wayne Zirolli, Borough Engineer
Public - 1
Attorney Fitzpatrick

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. Commission discussion/decision regarding regulated activities at Thurston Oil Office Building Replacement, Rubber Avenue, Thurston Energy. (IW# 12-03)

Carl LeFevre, of Thurston Energy, 410 Rubber Avenue, said that they went back to the drawing board. Wayne Zirolli, Borough Engineer, explained the highlighted modifications on the plan to the commission. The project will be done in three phases. Mary asked how long it will take. Carl said Phase I, the paving, would be done as soon as possible. Phase II will include regrading the parking lot and will take longer because of the expense. Mary asked Wayne when Phase III can be done. Wayne said he will try to move it along for the fall. Attorney Fitzpatrick said he thought it made sense to do Phase I & III and then do Phase II. A discussion ensued regarding the time frame of the phases. Mary asked for Carl to incorporate more plantings on his lot. Carl said he could put above ground planters in front of the building. Mary said they would like Carl to come back before the commission with Phase II within a year of July 1, 2012. The Borough will do Phase III as soon as they can. Mary said they need to state on the plan that the filter needs to be inspected and changed every 6 months as needed. When it is inspected they need to send a report to the Land Use Office through e-mail. Ned verified that the applicant is okay with the plan.

VOTED: Unanimously on a motion by Alex Olbrys and seconded by Tracy DeBarber to **APPROVE** regulated activities at Thurston Oil office building replacement, Rubber Avenue, Thurston Energy, IW #12-03 according to the schematic plan, Thurston Energy, LLC, dated 7/5/12 with the conditions of
1) inspections will be done every 6 months of the filter and an e-mail to the Inland Wetlands staff with how it's doing, 2) the Borough of Naugatuck will complete Phase III as soon as possible, 3) and Phase II will be started within one year.

The meeting was recessed at 8:24 PM.

The meeting reconvened at 8:33 PM.

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

Wayne said there was nothing new to report. Joe Savarese told him the outlet structure is working fine. The area is stable and grass is growing. This item will be on his radar.

C. Flooding issues, Housing Authority property, Osborn Road

Wayne said he needs to contact the new director. He said he will do that before the next meeting.

D. Long Meadow Pond Brook ERT Study

Keith said he hasn't heard anything on the ERT yet. He thinks they will get it in August or September. Mary asked Keith to give Shirley Anderson a copy when Land Use gets it.

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

There was no further discussion on this.

5. **NEW BUSINESS**

A. Additional items require a 2/3 vote.

There were no additional items.

6. **CORRESPONDENCE**

There was no correspondence.

7. **WEO REPORT**

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

Keith said Mr. Koslowski is working on selling the trailer. He will be discussing this as a zoning issue with Steve Macary, ZEO. Mary asked him to get a report from Steve. Alex asked if they could send a copy of a letter that was sent to Mr. Koslowski telling him he needed to get rid of one trailer by

January. Tracy suggested that he could sell the trailers for scrap. Keith said he will contact him with the options.

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

There was no discussion.

C. Pondside Condominiums, Mill Street, Property Inspection

Keith said the detention pond is doing well. There is no flooding occurring. Mary said this item can be taken off the agenda.

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

Keith said there is no car washing occurring when he's visited. Mary explained the violation to Tracy. Mary said they should leave this on the agenda for a couple more months. Keith will provide a report for the commission after he visits the site at a different time of day than he has been.

E. Flooding Problems, Long Meadow Pond Brook, Rubber Ave, S. Anderson

Keith said Mrs. Anderson's property looks great. Mary said Mrs. Anderson's violation can be removed from the agenda.

F. Dmuchowski Property, 45 High Street, Property Inspection

Keith said that it appears that the drain is working and no flooding due to the culvert. Mary would like this to stay on the agenda.

G. Portuguese Club Drainage Maintenance Report

Keith sent them a letter that the drain was clogged, but the Portuguese Club cleaned it out. Mary would like the most recent letter sent to the Portuguese Club given to the commission.

8. **Review/Approval** of May 2, 2012 Regular Meeting minutes, May 23, 2012 Special Meeting minutes, June 6, 2012 Regular Meeting Minutes, June 27, 2012 Special Meeting Minutes, April 9, 2012, April 11, 2012 and April 16, 2012 Site Walk Meeting minutes.

VOTED: Unanimously on a motion by Alex Olbrys and seconded by Tracy DeBarber to **APPROVE** the June 27, 2012 Special Meeting Minutes with changes.

The rest of the minutes were tabled to the next meeting.

9. **ADMINISTRATIVE BUSINESS**

Alex asked about the garage falling into Long Meadow brook. Keith said he will notify the building official.

Tracey noted that they have begun logging on Maple Hill Road.

10. **ADJOURNMENT**

VOTED: Unanimously on a motion by Alex Olbrys and seconded by Tracy DeBarber to **ADJOURN** the meeting at 8:56 P.M.

Respectfully Submitted,

Sally MacKenzie, Secretary /sg