

INLAND AND WETLANDS COMMISSION
CONTINUED PUBLIC HEARING
NAUGATUCK HIGH SCHOOL RENOVATION, RUBBER AVENUE
APPLICANT: BOROUGH OF NAUGATUCK
June 6, 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
Sally MacKenzie, Secretary
Marcia Puc
Alex Olbrys
Tracy DeBarber
Lars Johnson, Alternate, Absent

OTHER:

Keith Rosenfeld, Town Planner, WEO
Sue Goggin, Secretary
Public - 0

Jim Sperry, Kaestle Boos Associates, said that he had a meeting with Roman Mrozinski and explained Roman's recommendations. He said that overall Roman's suggestions do not apply to this project. Jim said that their design goes above and beyond what is required. Chris Cardeny, Langan Engineering, recapped the proposed drainage system. He reiterated that they have no control over some of the areas where Roman proposed changes. A discussion ensued regarding the materials they would like to use. Freddie Kherica, project leader for the Naugatuck High School renovations, said that they are under a time constraint due to a grant that the Borough is applying for. Jim suggested that they have a work session with Roman and the commission. Jim said he will work with staff for meeting with Roman early next week at Town Hall. Mary asked if there was anyone from the public that would like to speak. No one from the public got up to speak. Fred Kherica submitted a letter requesting the Public Hearing be continued to the July 11th meeting.

At 7:40 P.M. the commission took a five minute recess.

At 7:45 P.M. the commission reconvened.

**INLAND AND WETLANDS COMMISSION
REGULAR MEETING
JUNE 6, 2012**

Mary Davis called this meeting to order at 6:00 PM with the following in attendance:

MEMBERS:

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

OTHER:

Keith Rosenfeld, Town Planner, WEO
Sue Goggin, Secretary
Public - 2

1. Commissioner Davis took attendance and noted there was a quorum. She opened the meeting with the Pledge of Allegiance.
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, began by explaining the proposed changes since the last meeting. Mary asked about the operations plan for the sealed cover over the oil tanks. Carl showed the commission the state required Spill Prevention and Control and Countermeasure Plan prepared by Myers Associates. He then showed them a sample of the cover. Joe asked about an oil separator or something to catch the oil in case of a spill. Wayne explained the system and the catch basin. He said he was not comfortable suggesting that they install an oil separator considering the expense. He felt that what is in place right now is adequate. The commission thought Carl was going to make modifications to the catch basin to prevent runoff right into the brook. Wayne said Carl has an operations plan in place and he has a seal to protect against spills. Joe clarified that he is concerned with the drainage in the parking lot. Mary said there are two issues at hand- one being the old drainpipe going directly into the brook and the other being the water coming off the road over the parking lot and into the brook. Wayne said that the water runoff was a pre-existing condition and out of the area that he was working in. Wayne reiterated that he feels that what is in place is adequate. A discussion ensued regarding putting gravel in an area in the rear of the property versus loaming and seeding. The commission requested that Carl loam and seed and in the future come before the commission if he wants to put in gravel. Joe said he was under the assumption that they asked for an oil separator to be

installed. Joe read from earlier minutes where the commission asked for a soil scientist report, an engineer's report and a professional site plan and an oil separator and asked Wayne to work with Carl on the plans. Keith said he is in compliance by using the seal to control leaking oil as required by the state. A discussion ensued regarding options other than an oil separator to help with the runoff from the parking lot. The commission said if they had been given the option they would have asked for something to be done in the catch basin. Joe Wilcox, general contractor for the Thurston building, said he spoke to everyone he thought he needed to for permits. He said the town told them as long as they built within the same footprint, they were pre-existing. The chair was forced to close the meeting at 8:47 P.M. after a member of the public caused a disturbance and continued to refuse to be quiet. The person left on his own accord. The chair reopened the meeting at 8:48 P.M. Joe Bakstis suggested that Carl and Joe Wilcox come back next month with another option to an oil separator in the catch basin. Joe said he wanted them to come back next month with a solution to prevent runoff from the parking lot going into the brook. Mary said she wants Wayne to look into correcting the runoff from the street from going into the brook. Mary asked Joe Wilcox to get prices for an oil separator and also for a catch basin with a sump and a hood. Joe and Wayne will be in touch to discuss. Mary said she's not sure that that's allowed or legal. Wayne said they will get some quotes on a storm water separator and the alternative catch basin with a sump and hood and the installation. A discussion followed on the area to be paved. It was suggested that they return next month with some alternatives so that this issue can be resolved. Mr. Wilcox requested and was told that no paving can be done until it is all settled. No further discussion took place.

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

Wayne said all the improvements are done at Joe Savarese's pond. It's been loamed and seeded and the rip rap is in place. The outlet is working well. He checked it after the heavy rain storm and it seemed to be working very well. Mary said they should leave this on the agenda.

C. Flooding issues, Housing Authority property, Osborn Road

Wayne said nothing more has been done. Keith said he will meet with the new Housing Authority director to discuss.

D. Long Meadow Pond Brook ERT Study

Keith said he hasn't heard anything yet. He will send an e-mail to Elaine Sych and let the commission know what he hears.

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

A discussion ensued regarding how certain regulations apply to this project. Keith advised that they need to decide if the actions near the wetlands and watercourse will have a major effect. The commission discussed whether it is a significant activity.

VOTED: Unanimously on a motion by Alex Olbrys and seconded by Joe Bakstis that the Naugatuck High School Renovation is **NOT** a significant activity.

5. **NEW BUSINESS**

A. Additional items require a 2/3 vote.

There were no additional items.

6. **CORRESPONDENCE**

Keith said he wrote a letter to the Portuguese Club asking them to clean the trash near the brook. He is waiting for a response and will have an answer at the next meeting. It will be put on the WEO report.

7. **WEO REPORT**

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

Keith said there is no significant work that has been done. He showed them pictures of the site. He said the trailers are still there, but it is a cleaner site than it used to be. Mary asked why it isn't a zoning violation. Keith said trailers are permitted to be on commercial property. Mary wants to know from Steve Macary, ZEO if they were given a permit. Keith said he will ask Steve, especially the one adjacent to the brook. Keith will send a letter out and report to the commission.

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

Attorney Salvatore said he had some photographs of the site. They have done the final coat of paving, finalized all the erosion controls, the areas along the watercourse have been completed and his client intends on maintaining her obligations in accordance with the schedule approved by the Inland Wetlands Commission. Keith said he will do inspections for the next meeting.

C. Pondside Condominiums, Mill Street, Property Inspection

Keith said the detention pond is functioning properly. He said there is no flooding of the Baummer property or of the Pondside Apartments property.

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

Keith said he has been keeping an eye on them. He has never seen them wash a car there. Mary said he should make an effort to go out there around 3 or 4 o'clock before they close down to see if they are washing on the property. Keith said he usually does his inspections at 10 or 11 in the morning.

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

Mrs. Anderson couldn't make the meeting tonight and Keith told her she should come when they receive the ERT.

F. Dmuchowski Property, 45 High Street, Property Inspection

Keith said they haven't had any report of flooding. He has visited the site during rainy and dry periods and everything is fine.

G. S. Anderson Property, Rubber Avenue, Notice of Violation Letter Update

Keith said Mrs. Anderson had her property cleaned up. There are still 2 large piles of logs, but they will be cut and split. The trailers and the debris are gone.

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

Approval of the minutes was continued until the next meeting.

9. **ADMINISTRATIVE BUSINESS**

Joe asked about the Greenway that the town is about to begin work on. Joe thought it should have come before the commission. Keith thought it was presented to the commission by Jim Stewart. He will check out if it went before Wetlands and if not he will find out why it didn't.

Mary gave all the commissioners a handout titled "When, Why and How to Make Site Walks Count".

10. **ADJOURNMENT**

VOTED: Unanimously on a motion by Sally MacKenzie and seconded by Alex Olbrys to **ADJOURN** the meeting at 9:45 P.M.

Respectfully Submitted,

Sally MacKenzie, Secretary /sg