

INLAND AND WETLANDS COMMISSION
REGULAR MEETING
May 2, 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
Lars Johnson, Alternate, Absent

OTHER:

Keith Rosenfeld, Town Planner, WEO
Sue Goggin, Secretary
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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 a referral from the Zoning Commission for a Special Permit/Site Plan for the construction of a 6,048 building (restaurant/apartments) outside of the one hundred foot (100') Upland Review Area and the construction of a parking lot, storm water connections catch basin and subsurface containment structures and discharge pipe to Straitsville Brook within the one hundred foot (100') Upland Review Area, 1177 New Haven Road. Applicant: David Hughes. (IW# 12-01).

Keith began by showing the commission a copy of the tax clearance for 1177 New Haven Road. David Hughes, 57 Norway Street, handed out revised plans to the commission. He explained the revisions that the commission had asked for at last month's meeting. The commission said they would like to have the bio-retention basin cleaning added onto the plans. A discussion ensued regarding putting up a barrier to prevent trash from blowing into the brook. Some suggestions were a chain link fence, plantings or a screen behind the wooden guardrails. David disagreed with the need for it because it will be a take-out restaurant, not a fast food one where customers will not eat in the parking lot. A discussion ensued regarding adding bi-annual reports on the plans and adding mesh or latticing on the guardrail in the parking area.

VOTED: Unanimously on a motion by Sally MacKenzie and seconded by Joe Bakstis to **APPROVE** IW Application #12-01, 1177 New Haven Road, applicant, David Hughes, for a 6048 square foot building for a restaurant and apartments at that address with the following conditions:

1. All sediment and erosion controls should adhere to the 2002 CT Guidelines for Soil Erosion and Sediment Controls for the use, installation and maintenance of measures utilized on the site.
2. Provide notation on plan that erosion controls will be installed immediately to stabilize exposed soils and finished grades in and around all slopes exceeding 2:1 or greater if not already noted on plans.
3. Show all details for proposed retaining walls.
4. Provide notation on plan providing for the protection of all exposed soils by mulching all finished grades should be done at the close of each operating day.
5. Prior to the creation of the driveway or other impervious surface areas created, the applicant shall construct and make functional all storm water drainage improvements.
6. Prior to the commencement of any site work, the applicant shall notify the Wetlands Enforcement Officer and ZEO, to ensure the installation of the required erosion and sedimentation controls.
7. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored (temporarily) within 100 feet of an inland wetland or watercourse.
8. Prior to the receipt of a building permit, all Inland Wetland Development Fees and Regulated Area Fees shall be paid to the Borough of Naugatuck.
9. Prior to the commencement of any site clearing and pre-construction phase, applicant shall demarcate the edge of disturbance limits in the field.
10. Prior to the receipt of a building permit, a Sediment and Erosion Control Bond shall be submitted to Borough of Naugatuck, as recommended by the Borough Engineer.
11. Applicant to provide a schedule of inspection and maintenance procedures regarding all storm water retention facilities and place such schedule of inspection and maintenance procedures on the final Site Plan.
12. Standard Conditions as set forth by the IWC.

and also in addition:

13. Bi-annual inspection report of the storm water retention facilities and maintenance of the bio-retention area and a report sent to the Land Use Office bi-annually.
14. Mesh or lattice will be installed on the backside of the wooden guardrail along the edge of the parking lot to prevent debris from entering the wetlands and the brook.

- B. Commission discussion/decision regarding forestry activities involving Connecticut Water Co. property located on Maple Hill Road. Applicant: David Beers, Connwood Foresters, Inc. (IW# 12-02).

David Beers, Connwood Foresters, said he will be taking out 1287 trees. Mary clarified that there will be one temporary bridge and 3 corduroy crossings. She also clarified that it would be done during the dry or frozen months and only the trees flagged will come down.

VOTED: Unanimously on a motion by Joe Bakstis and seconded by Alex Olbrys to **APPROVE** IW Application #12-02 for the forestry activities involving CT Water Company property located on Maple Hill Road with the following conditions:

1. Borough staff shall be notified to review any proposed changes to wetlands crossings.
2. All work shall be done during either the dry or frozen months of the year.
3. The forester will send monthly e-mail accounts to the Naugatuck Land Use office.
4. Staff will perform monthly inspections of the wetlands crossings.
5. Proper soil and erosion controls will be in place at the wetlands crossings and will be maintained per BMP associated with forestry and logging.
6. Standard conditions as set forth by the Inland Wetlands Commission.

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

Carl Lefevre, representing Thurston Energy, 410 Rubber Avenue, began by saying he was there regarding a building replacement. The commission reviewed the packet that had been submitted by Carl. Mary said the fees have been paid and also the taxes. Mary said it looks like the application is complete. Joe said the commission had asked for a soil scientist and his engineer to come to this meeting. Joe read a letter from Keith to Thurston Energy stating the violations and the commission's requirements. A discussion ensued regarding the need for the soil scientist's report. Mary asked where the water drains to and also does the water in the catch basin

drain into the brook. Her concern was that if there was a spill it would go into the catch basin and then into the brook. Carl said they have a cover for when the trucks are being filled that covers the entire catch basin. Carl described the cover and how it's used. The commission wanted Carl to install preventative measures in case of an oil leak when filling trucks. Wayne said if something needs to be installed he would suggest an oil water separator. Carl said the state regulates his site by coming out to test the meters. Mary said they need a soil scientist's report, an engineer's report and a professional site plan. Mary asked Wayne to work with Carl on the plans. He also said he will work with him on the catch basin. Mary said he needs to put in an oil separator or something to catch the oil if there was a spill. The commission will table this until next month's meeting.

At 8:35 PM, Commission Chair Davis recessed the meeting.

At 8:45 PM, Commission Chair Davis called the meeting back to order.

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

Wayne said the work is not yet complete on the outlet for Savarese Pond. He said Jim Stewart, Joe Savarese and he met and are working on potential issues. There were some concerns about the size of the outlet of the pipe. It will need to be monitored.

E. Commission discussion/decision regarding Housing Authority property flooding.

Wayne said nothing more has been done on this. He will follow up with the new superintendant of the complex. Mary said this should be kept on the agenda.

F. Long Meadow Pond Brook ERT Study

Mary began by saying that the commission went on a site walk of Long Meadow Pond Brook. She described the site walk and said it was a very good walk. She said the ERT will be sending them a report on their findings.

5. **NEW BUSINESS**

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

Jim Sperry, of Kaestle Boos Associates, began by submitting photos of the required sign for the high school. He gave an overview of the project. He said it is a 50 acre parcel, involving a complete renovation of the high school. There will be some code updates and a minor rearrangement of the front yard. The athletic fields will be better designed for drainage. He explained the wetlands map to the commission. Jim said they would like to schedule a site walk and a public hearing before the next meeting due to

a tight timeline. Chris Cardany, professional engineer with Langan Engineering and Environmental Services, said they designed the drainage for this project. He gave a brief overview of the project. He said they will be upgrading pipe sizes to accommodate more water runoff. There will be underground detention ponds which will accommodate 100 year storms. He explained the underwater detention system. A discussion ensued regarding storm flow. Wayne said he is advocating moving beyond a zero increase and foster more groundwater recharge and also cut back on stream flow. He explained the improvements to the drainage system that they are making. A discussion ensued regarding the maintenance of the drainage system. Jim clarified that no work will be done in the wetland area except for maybe the reconstruction of one headwall. A site walk was scheduled for Friday May 11th at 10:00 a.m. at Naugatuck High School. A Public Hearing was set for May 23rd at 6:00 p.m. in the Town Hall.

- B. Commission discussion regarding a recommendation to the CT DEEP for an Open Space and Watershed Land Acquisition Grant application from the Borough of Naugatuck for the purchase of 146 acres off Andrew Mountain Road.

Keith explained that this is land that the Borough wants to purchase for open space. It is located off Andrew Mountain Road and is essentially the middle of what was known as the Huntington Hills Subdivision. The permit has expired to build the subdivision and the owners of the property asked the Borough if they would like to purchase it. Keith said he is asking for a letter of recommendation to the DEEP supporting the purchase of the 146 acres, so the Borough can get a grant to help purchase the property.

VOTED: Unanimously on a motion by Alex Olbrys and seconded by Joe Bakstis to send a letter of endorsement to the DEEP for the purchase of 146 acres of land off Andrew Mountain Road.

- C. Additional items require a 2/3 vote

There were no additional items.

6. **CORRESPONDENCE**

There was no correspondence.

7. **WEO REPORT**

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

Greg Koslowski, 393 Rubber Avenue, began by telling the commission that he is in the process of trying to sell the trailer on his property. He has one empty trailer and one almost empty, but he is still working on the new building. Joe said the commission was told that one of the trailers would be gone 2 months ago. Greg suggested that maybe the town had a need for it and he would donate it. He said the trailers were on the property when

he bought it. He needs time and it is in his best interest to make the property look pristine. The commission wants him to come back next month, hopefully with one of the trailers gone. No further discussion took place.

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

Keith said the final pavement will be done in the next couple of weeks. Attorney Salvatore said he will report on this at the next meeting. He has consulted with the owner of the property regarding the trash that was found. Mary asked Keith to do a follow up on this.

C. Pondside Condominiums Inspection, Mill Street, Property Inspection

Keith said the pipe is fine and that everything's clear.

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

Paul Granahan, on behalf of Joe Gorbecki, owner of A Better Way, said he was there to submit receipts to the commission to prove that they are washing their cars at the car wash up the street. Keith said through his site inspections, he has found that they are only vacuuming cars on the property. Mary said they are not supposed to be parking cars behind the fence. Paul said they are not storing them there. They are there on a temporary basis due to the number of cars being sold. Mary would like Keith to continue to do inspections and this item will stay on the agenda, however they do not need to come to the meetings anymore. No further discussion took place.

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

This item was tabled until the next meeting.

F. Property of M. Dmuchowski Inspection, 45 High Street

Keith said the drain appears clear of debris.

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

H. Donham Craft, 15 East Waterbury Road, WEO Building Drainage Inquiry

Keith said they installed a new pad and oil tank. So the leaking problem was with their boiler and it is all cleared up now. No other discussion took place.

8. **Review/Approval** of January 4, 2012 meeting minutes and January 23, 2012 Show Cause Hearing minutes.

VOTED: 3-0-2 on a motion by Marcia Puc and seconded by Alex Olbrys to **APPROVE** the March 7, 2012 meeting minutes as written.

VOTED: Unanimously on a motion by Joe Bakstis and seconded by Sally MacKenzie to **APPROVE** the April 11, 2012 meeting minutes with changes.

9. **ADMINISTRATIVE BUSINESS**

Mary brought up a discussion about changing the regulations to accommodate the 100' Upland Review Area.

Mary asked Keith if he began a file on flooding like she had asked. Keith said he did and the Land Use office is still gathering information.

Mary asked Keith if he contacted the Portugese Club about cleaning out their drain. Keith said he will do that. He said he will also check out the bus company property.

10. **ADJOURNMENT**

VOTED: Unanimously on a motion by Sally MacKenzie and seconded by Joe Bakstis to **ADJOURN** the meeting at 10:15 P.M.

Respectfully Submitted,

Sally MacKenzie, Secretary /sg