

**INLAND AND WETLANDS COMMISSION  
PUBLIC HEARING  
DECEMBER 4, 2013  
IW #13-07 FULLING MILL BROOK MAINTENANCE PROJECT  
APPLICANT: BOROUGH OF NAUGATUCK**

The Public Hearing was not opened.

**INLAND AND WETLANDS COMMISSION  
PUBLIC HEARING  
DECEMBER 4, 2013  
IW #13-05 SELF STORAGE FACILITY  
1257 NEW HAVEN ROAD  
APPLICANT: NEWTOWN INVESTORS, LLC**

Commission Chair Mary Davis called this meeting to order at 6:30 P.M. with the following in attendance:

**MEMBERS:**

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

**OTHER:**

Keith Rosenfeld, Town Planner, WEO  
Sue Goggin, Secretary  
Public - 7

Mary asked Keith to provide another check off list. Keith went through all the items that have been done to make the application complete. Mary explained the public hearing process. Mary and Joe voiced the concerns of the commission about the fact that they got their packets late and did not have time to review it. Larry Edwards, P.E. L.S., gave an overview of the project. He said presently there is an existing home on the property which will be removed. He said the property is approximately 1.76 acres. He said about .11 acres is classified as wetlands. He said about .9 acres of the property is within the wetland review area. He said the plan proposes 2 buildings, but they revised it from their first plan to make the second building smaller, in order to reduce the amount of activity within the regulated area. They have reduced the amount of activity in the wetland review area by about half. The amount of fill has been reduced from 2000 cubic yards to 1400 cubic yards. He said they have gone from an open ground level infiltrator water quality basin to an underground chamber which will be stretched along the extent of the rear driveway area. He said they have proposed a double catch basin with a hooded trap and double deep sumps to give some pre-treatment before they go into the infiltrators themselves. He explained that the soil and erosion plan complies with the 2002 Erosion and Sedimentation Control guidelines established by the DEEP. He said they are proposing a conservation easement of 50 feet on the brook side to provide additional protection. He said they have provided mitigation in the form of a planted berm, the undisturbed area along the rear of the development and the proposed conservation easement. He said the amount of traffic will be very low. There will be no outside storage and they moved the trash collection to the front. Larry said he sent a new set of the plans to Roman Mrozinski at Southwest Conservation in November. He explained the filtration system. He said that as part of the storm water management plan, the catch basins will be cleaned out. Mary asked how high the berm will be. Larry said the berm will be about 18" high. Mary asked how they are going to prevent the type of soils that are on the property from travelling down into the brook. Larry said that most of the property will not be disturbed and kept in a vegetative space. Mary asked about during construction. Larry said during construction that's what the erosion control plan is designed to handle. Mary asked if the smaller building is still going to be storage. Larry said there are certain types of uses which that size building is used for. Mary asked Keith if it is in the Aquifer protection Area. Keith said it is not. Marcia asked is they have anticipated any street runoff. Larry said they have designed the driveway to go up then down to prevent this. It was clarified that the only change to the first building is that it got

deeper. Marcia asked if the topography will stay the same where the second building is going. Larry said they will install a concrete foundation for the building and backfill it and that will be the only work behind that building. Mary asked what they will do to prevent any leakage from the storage units. Tom Christiano, Newton Investors, LLC, said that it is in their lease that no hazardous materials or liquids are allowed into the units. He said the set-up is not conducive to bring in any kind of mechanical things, like lawn mowers or go-carts. He said there are no drains inside the units. Mary asked if they would consider putting some type of a lip on the units. Tom said they are sealed concrete floors and if anything spilled it would go into the hallway first. It is all internal and could not get to the outside. Also, there are cameras to watch what is being brought in and it is manned daily. Mary asked for public comment. Kathleen Fitzgerald, 35 Hackett Street, asked to see the site plan. Mary said it will be available in the Land Use Office. She said she is worried about the wildlife and the water drainage. Debra Healy, 30 Ken Street, asked the following questions:

- Why is the drain like a leach field instead of being piped into the sewer system at the street? Larry Edwards said the whole area is below the level of the street and they can't, by nature, get the water to go uphill.
- Is the storage is for rental storage or maintenance? Larry said it is going to be used for rental storage.
- Is the level of the property being raised? Larry said the building is going to be about 3 or 4 feet below the level of (??) and then it's going to drop down just like the house that's there now has a walkout basement in the back. The new building will go down to the lower level in the back so it can be accessed close to the same grade it's at now. He said the back building will be at the same lower level. He said it will be visible to the neighbors in back. He said they are going to leave all the pine trees that are at the top of the bank. They will provide a natural buffer.
- Is the 50 foot conservation easement made part of the law? Keith said a conservation easement would be placed on the deed. It would be an easement to say what they cannot do in the easement such as cut or dig. It allows it to stay natural under the law.
- She said that Mr. Edwards said the first building is going to be deeper. She asked if that meant deeper into the ground. Joe said Mr. Edwards meant the width, not deeper into the ground.
- Is there any way a fence could be put up to block the view of the building? Mary said that doesn't have to do with wetlands. They are going to have to go before zoning and zoning will look at that.
- Why does the second building have to encroach upon the wetlands? Larry said in order to make it economically feasible, his client has to have so many square feet to make it economically viable.

Michael Brick, 31 Hackett Street, said trees have fallen across the brook onto his property in the past. He asked if it happens again, would they be responsible for it. Tom Christiano said he would be responsible for maintaining. Larry said his understanding of the law was that if his client's tree fell onto someone else's property, it would be his client's responsibility to clean it up. Mr. Brick said he just wanted to clarify that. Mary said the commission will have another month to review this. The public hearing will be continued to the January 8, 2014 meeting at 6:00 P.M.

The commission took a recess at 7:45 P.M.

The meeting was called to order at 7:55 P.M.

**INLAND AND WETLANDS COMMISSION  
REGULAR MEETING  
DECEMBER 4, 2013**

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  
Tracy DeBarber  
Lars Johnson, Alternate, Absent

**OTHER:**

Keith Rosenfeld, Town Planner  
Sue Goggin, Secretary  
Public - 7

1. Commission Chair Mary Davis called this meeting to order at 6:15 P.M. She 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. Long Meadow Pond Brook ERT Study

Keith passed out the ERT report to the commissioners. Mary explained that this was an Environmental Review Team study that the commission had asked for a long time ago. She said if anyone was interested there are copies in the Land Use Office. The Land Use Office will send Mrs. Anderson and also the Chartier's a copy of the ERT study.

B. Commission discussion/decision regarding IW #13-05 Self Storage Facility located within a 100' Upland Review Area, 1257 New Haven Road, Applicant: Newtown Investors, LLC.

There was no discussion on this item.

C. Commission discussion/decision and determination of significance of regulated activities associated with IW Application #13-07, Fulling Mill Brook (Syphon) Maintenance Project located within a watercourse and within a 100' Upland Review Area, adjacent to North Main Street; Applicant: Public Works Department, Borough of Naugatuck.

5. **NEW BUSINESS**

A. Additional items require a 2/3 vote of the Commission.

There were no additional items.

6. **CORRESPONDENCE**

Keith showed them an invoice for the cost of the gabions for Thurston's. He said this is on the radar for public works to do.

7. **WEO REPORT**

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

Keith said he has no report on this. He said he has been working with Bill Herzman, the building inspector, to force them to finish up and get a CO. He said he will talk to Bill and see where they are at and get back to the commission for the January meeting.

B. Dmuchowski Property, 45 High Street

Keith said he has been working with Ed Carter, the blight officer, on this property. Ed works with properties that are in foreclosure. He has been in correspondence with the bank which is in the process of foreclosing. The Dmuchowski's haven't paid taxes in about 5 years. Keith said once the bank owns the property, they can work with them. Wayne Zirolli, Borough Engineer, would like to propose to the bank that they put a trash grate in front of the inlet to the pipe and that should eliminate most of the flooding. Tracy discussed the liening process that banks go through. There was no further discussion.

C. Naugatuck HS Renovation (IW#12-04)

Keith said the work is winding down outside. He said the landscaping for the ponds will be installed in the spring. He said everything is stabilized and the erosion controls are up. Keith said they got the water quality results back.

D. 1177 New Haven Road (IW#12-01)

Keith said Mr. Hughes has been providing reports on their progress. He said they visit the site weekly and everything looks good.

E. Pondview Estates (IW#05-09)

Mary said Mr. Pereira needs to fill in between the sidewalk and the road. Sue Goggin said Wayne Zirolli spoke to him and said it will be done next week.

F. Chemtura Pond/Dam, Melbourne Street

Mary said she had heard from the DEEP and they said that they are coming through with new permitting type situations. She said she can get a copy of that and bring it in. She said the State is not concerned.

G. DaSilva Property, 0 Edward Street, Naugatuck, CT

Keith said he has the list of ground cover for Mr. DaSilva to pick up in the Land Use Office. He said the groundcover will not be put in until the springtime. He said the chips are holding well.

8. **Review/Approval** of November 6, 2013 Show Cause Hearing Minutes and November 6, 2013 Regular Meeting Minutes.

**VOTED:** Unanimously on a motion by Marcia Puc and seconded by Tracy DeBarber to **APPROVE** the November 6, 2013 Show Cause Hearing Minutes as written.

**VOTED:** Unanimously on a motion by Joe Bakstis and seconded by Sally MacKenzie to **APPROVE** THE November 6, 2013 Regular Meeting Minutes with the noted changes.

9. **ADMINISTRATIVE BUSINESS**

Tracy asked about the wetland fees that they had discussed at the last meeting. She asked if a letter had been drafted. Keith said he spoke to Patty Porciello who is the assistant controller. He said he gave the commission some information at the last meeting. He said the wetland application fees go into a general fund. He said the development and impact fees go into the Borough's open space fund and is used to acquire and maintain open space. The commission would like to know where it says that. Keith clarified that the Borough Board is aware of where this money goes.

Tracy asked about Lars Johnson's status. Keith said he talked to Nancy about it. He sent a letter to Lars but hasn't heard back.

Mary asked why the letter Keith sent to Alex thanking him for his service was not from the commission but from Keith. Keith said he wrote as representative of the commission. Mary said next time she will make herself clearer.

10. **ADJOURNMENT**

**VOTED:** Unanimously on a motion by Tracy DeBarber and seconded by Joe Bakstis to **ADJOURN** the meeting at 8:15 P.M.

Respectfully Submitted,

Sally MacKenzie, Secretary /sg