

**INLAND AND WETLANDS COMMISSION
CONTINUED PUBLIC HEARING
JULY 10, 2013
PROPOSED CAR DEALERSHIP LOCATED AT 38 CHERRY STREET
APPLICANT: 38 CHERRY STREET, 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
Alex Olbrys
Tracy DeBarber
Lars Johnson, Alternate, Absent

OTHER:

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

Attorney McVerry explained the project to the commission. Mike Turner, PE, LS, explained his changes on the plans. He said the first revision on the plan reflects the hand done changes that were done at the next meeting. He said the second set of revisions to the plan address Mr. Zirolli's specific comments and also to clarify a lot of the points that were raised and were still in question during the last public hearing. He said all the gravel areas will all be paved and a catch basin was added which will sit atop a stormceptor unit, which is a storm water treatment device. He explained the specifics of the device. Mike said they took off the plan any reference to vehicle service or detailing or anything like that. He clarified that the applicant is proposing only a wholesale auto sales facility. He said the building provides inside storage of 5 vehicles. There will be no outside storage or display of any autos for sale. He said there is to be no vehicle service to be performed on the site. The existing gravel parking lot will be paved with a 2" bituminous concrete. The proposed grades are going to match the existing grades. They are proposing the stormceptor model 450i. Mary said Roman Mrozinski, of Southwest Conservation, did agree with Wayne's comments. In his letter, he made two comments. One was that the parking lot should be graded so that all the surface water is directed away from the brook. A discussion ensued regarding the placement of the stormceptor unit. Roman's other suggestion was to add a maintenance plan. Wayne suggested at least a quarterly inspection and an annual cleaning. Attorney McVerry said the tenant who was living in the front house has vacated and therefore the issue of him repairing vehicles on site is no longer an issue. Mary asked about the letter from Mr. Vieira. Wayne said it refers to the repair of the main sewer line. Wayne will work with Mr. Turner on the location of the catch basin and stormceptor. Mr. Turner will revise the plan to include the commission's comments for the next meeting. Attorney McVerry asked for a copy of the Southwest Soil's report and Keith Rosenfeld's comments. Mr. Turner will designate the parking inside the garage. Mary said the plan should say no washing or rinsing of vehicles on site. Attorney McVerry submitted a request to extend the Public Hearing for 30 days. The Public Hearing was continued until the August 7th meeting at 6:00 P.M.

**INLAND AND WETLANDS COMMISSION
REGULAR MEETING
JULY 10, 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
Alex Olbrys
Tracy DeBarber
Lars Johnson, Alternate, Absent

OTHER:

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

1. Commission Chair Mary Davis called this meeting to order at 6:00 P.M. She noted there was a quorum. She made Tracy DeBarber a regular voting member in place of Lars Johnson. 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

Mary said they received a letter from Roman but nothing from Elaine Sych yet. Joe asked that Mrs. Anderson be sent a copy of Roman's report. The Land Use Office will send it out. Wayne said he talked to Chris Hatfield, the agent for the Army Corp of Engineers. He explained the two routes that the Borough could take. The first is that Army Corp could provide consulting technical assistance effort and the second is a Flood Plain Management Services Program, in which we could put our names in for potential funding for 2014. The Flood Plain Management Services Program would look at flooding issues and do some hydraulic modeling. They would put our name into the mix and see if they could get some assistance. If they do, the Army Corp would do the modeling and spend the money that's been procured. As far as the first route, the Planning Assistance, it is 50/50 funding. Our name would go into a pot and if you are chosen and make you qualifications, the government would give 50% and the town would have to come up with the other 50%. He said with a Section 20S program in order to get the funds you have to do a cost/benefit analysis, which means that if the work costs \$1,000,000 to get done, the town would have to prove that there are verifiable damages with that amount. He said there is a big money component that the Borough would have to come up with. He said he will continue to work with Mr. Hatfield. A discussion ensued on verifying the money that was spent on damages. The commission agreed that we should throw our name into the mix. Wayne said he will continue to work with the Army Corp. Joe suggested that there be a

punch list of projects for the street department to work off of. Wayne agreed and said he would talk to Jim Stewart.

- B. Commission discussion/decision regarding Regulated activities within the one hundred foot (100') Upland Review Area, 38 Cherry Street, Applicants: 38 Cherry Street, LLC. (IW#13-02).
There was no discussion on this item.

5. **NEW BUSINESS**

- A. Commission discussion/decision regarding a modification to Wetlands Permit #08-03 for a watercourse crossing on Prospect Street; Applicant: Capital Heavy Hauling (Now Fulling Mills Development, LLC)

Paul Bunevich, representing the applicant, which was Capital Heavy Hauling, and is now called Fulling Mills Development, said he was there to try to get the size of the arch crossing for the tributary to Fulling Mill Brook reduced from 25' to 21' due to economic conditions. James Warren, from Fulling Mills Development, of 69 Kingswood Drive said the original fabricator contractor sent him over some drawings of the crossing, which he passed out to the commission. Paul said they are raising the flow in the culvert. James said that they are changing the sewer design to save costs. Mary said they need to be sure that nothing will interfere with the dynamics of the water. Wayne said the magnitude of the change is minimal. He said there is adequate capacity in the pipe. He said he is satisfied that change is worthwhile. Mary said the plans will be sent to Roman Mrozinski from Southwest tomorrow. Joe asked about the increase in the velocity bringing more silt which could, over the years, cause flooding as was the case in Long Meadow Brook. He wanted to be sure that years from now there is not a problem. He said he was also concerned with erosion. James said there will be extra riprap added to reduce the velocity of the flow. Joe asked if they looked at the total project in relation to the pipe. James said nothing was changed upstream of the pipe to have an effect. Mary said they will await the report from Roman, which they will hopefully get before the next meeting. Mary said they will continue this to the next meeting.

- B. Additional items require a 2/3 vote of the Commission.
There were no additional items.

6. **CORRESPONDENCE**
There was no correspondence.

7. **WEO REPORT**

- A. Autohaus Property, 393 Rubber Avenue (IW #08-08)
Keith said he was addressing this item together with #7C. He sent certified letters to Autohaus and Dmuchowski but no responses. Keith said he is waiting 30 days then an assessment and judgment may be entered. He said he is working with the Mayor to get citation officers. He will have more information at the next meeting. As far as the Dmuchowski property goes, the neighbor has been cleaning out the grate to help prevent flooding.

- B. 83 Prospect Street, Lagasse Apartments
Keith showed the commission a picture of the fence Mr. Lagasse put up around the dumpster as requested by them. He was unable to put fencing in front of it because the company would not be able to get at it to empty it with their truck. Mary said this item can come off the agenda.
- C. Dmuchowski Property, 45 High Street
This item was included in the discussion under 7A.
- D. Naugatuck HS Renovation
Keith said he, Wayne and Steve have been visiting the site and the project is progressing nicely. He explained the work that's being done. There was a discussion on the turf field.

8. **Review/Approval** of June 5, 2013 Meeting Minutes.

VOTED: Unanimously on a motion by Joe Bakstis and seconded by Sally MacKenzie to **APPROVE** the June 5, 2013 Public Hearing Minutes with changes.

VOTED: Unanimously on a motion by Alex Olbrys and seconded by Marcia Puc to **APPROVE** the June 5, 2013 Regular Meeting Minutes as written.

VOTED: 4-0-2 on a motion by Sally MacKenzie and seconded by Alex Olbrys to **APPROVE** the June 13, 2013 Site Walk minutes as submitted.

<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAIN</u>
Mary Davis		Tracy DeBarber
Alex Olbrys		Joe Bakstis
Marcia Puc		
Sally MacKenzie		

9. **ADMINISTRATIVE BUSINESS**
There was no administrative business.

10. **ADJOURNMENT**

VOTED: Unanimously on a motion by Joe Bakstis and seconded by Alex Olbrys to **ADJOURN** the meeting at 7:45 P.M.

Respectfully Submitted,

Sally MacKenzie, Secretary /sg