

**INLAND AND WETLANDS COMMISSION
REGULAR MEETING
OCTOBER 2, 2013**

Mary Davis called this meeting to order at 6:05 PM with the following in attendance:

MEMBERS:

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

OTHER:

Wayne Zirolli, Borough Engineer
Sue Goggin, Secretary
Public - 0

1. Commission Chair Mary Davis called this meeting to order at 6:05 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

Mary said she saw an article in the Saturday September 28th newspaper. She said it was an article about flood stages and people getting grants. She said she was worried that Naugatuck was at the bottom of the list because they are just beginning. Wayne explained that the town's hazard mitigation is up for review and that Milone and MacBroom is beginning the process. He said the town is on schedule with the plan renewal. There was a discussion on including the ERT and Long Meadow Pond Brook in the review by the consultants. Wayne said they had just begun the process. There was a discussion about getting grants and who writes them. The commission would like to hire someone to write a grant asking for money to help. Mary asked where the wetlands application fees go. Sue will look into that and e-mail Mary and also put it on the agenda for the November meeting.

5. **NEW BUSINESS**

- A. Commission discussion/decision and determination of significance of regulated activities associated with IW #13-05 Self Storage Facility located within a 100' Upland Review Area, 1257 New Haven Road, Applicant: Newtown Investors, LLC.

Jason Edwards, professional land surveyor with J. Edwards and Associates, explained the project. He said that there are 0.1 acres of wetlands and watercourses on the site, all of which is down by the river. He said 0.9 acres of activity is going to be within the regulated review area. He showed the commission where the 100' Upland Review area runs across the property. He

said they are proposing two self storage buildings that will be roughly 22,000 square feet. He said the total impervious cover will be about .89 acres of the site. The runoff from the impervious areas will be going into a water quality basin. He said they plan on planting a berm to prevent any access to the wetlands. Mary noted that the application fees have been paid, but there is a question about the LLC. She said there is no record of Newtown Investments LLC. Tom Christiano, with Newtown Investors, said the company is in good standing with the state. There was a discussion. Wayne searched on his phone and found that the company is registered with the state. Mary said the application looks complete.

VOTED: Unanimously on a motion by Alex Olbrys and seconded by Sally MacKenzie to **ACCEPT** IW #13-05 Self Storage Facility located within a 100' Upland Review Area, 1257 New Haven Road, Applicant: Newtown Investors, LLC.

Joe asked if they are planning on doing any grading or bringing in fill. Mr. Edwards said they are going to be bringing in fill and grading. There was a discussion on how much fill will be brought in and what is considered a significant amount. It was determined that there are Special Permit applications for the excavation and the construction that will be going before the Zoning Commission. Mary asked Mr. Edwards to delineate the wetlands with a bold line. There was a discussion on parking and the number of spaces needed. Mr. Edwards said the number of spaces shown on the plan conforms to the Zoning Regulations. Mary asked Mr. Edwards to mark the wetlands and the 100' buffer line and also where the buildings are going to be for when the commission goes on a site walk. The commission set a site walk for October 21, 2013 at 10:00 A.M. with a rain date of October 22nd at 10:00 A.M. Mary asked Keith to send an agenda. Mr. Christiano said they can go in the driveway and park to the right.

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)

Mary asked if he has put in his rain garden yet. Wayne said he has not seen any activity. Sally said there are cars parked where the rain garden is supposed to be and she thinks they are very close to the brook. Mary asked about A Better Way and why there are so many little buildings behind there on the edge of the bank. She asked Keith or Steve to check it out. Joe said there is still a trailer at Autohaus. Mary read a report written by Keith which says that Autohaus must comply with the zoning and wetlands permits to get a CO.

B. Dmuchowski Property, 45 High Street

Mary said a letter proposing a lien for the property is being reviewed by the Borough Attorney. She asked Sue to make a note to have Keith call about that lien.

C. Naugatuck HS Renovation

Wayne said it is coming along nicely. He said the football field is complete and accepted by the school. He said the baseball fields are almost complete. He said they are scheduled to do the water testing the first week in November. The commission will get a report.

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

Wayne said the engineer for the projects sends reports. He said the foundation is in. He will stop out there and check out the site.

E. Pondview Estates (IW#05-09)

Mary asked if there is one more house to be built there. Wayne said yes. He explained the work being done.

F. Chemtura Pond/Dam, Melbourne Street

Mary read Keith's report. She explained to the commission that Chemtura did some maintenance stabilization and did not notify wetlands, DEEP or anyone. According to an e-mail from Steven Kolhase, a representative from Chemtura, they thought they did not need a permit. Mary said she talked to the DEEP and they are still waiting to find out what's been done. The report has not come in from Chemtura yet. Mary said they are going to leave it until they get more information from the DEEP. Mary said all permits and applications need to come before the commission. This item should stay on the agenda.

8. **Review/Approval** of September 4, 2013 Meeting Minutes.

VOTED: 3-0-2 on a motion by Alex Olbrys and seconded by Sally MacKenzie to **APPROVE** the September 4, 2013 Meeting Minutes with changes made by Sally MacKenzie.

FOR

Mary Davis
Sally Mackenzie
Alex Olbrys

AGAINST

ABSTAIN

Joseph Bakstis
Marcia Puc

9. **ADMINISTRATIVE BUSINESS**

There was a discussion about a violation at the corner of Rubber Avenue and Edwards Street. A show cause hearing will be held on October 15th at 7:00 P.M. in the Town Hall.

10. **ADJOURNMENT**

VOTED: Unanimously on a motion by Sally MacKenzie and seconded by Joe Bakstis to **ADJOURN** the meeting at 7:30 P.M.

Respectfully Submitted,

Sally MacKenzie, Secretary /sg