

**INLAND AND WETLANDS COMMISSION
PUBLIC HEARING
DECEMBER 3, 2014
Thurston Energy (IW #14-11)**

Mary Davis called this public hearing to order at 6:01 PM with the following in attendance:

MEMBERS:

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

OTHER:

James Stewart, Director of Public Works
Sue Goggin, Secretary
Public – 0

Mary Davis noted that they have a complete application, with a tax form and fees paid. Scott Meyers, P.E., L.S., explained that they are proposing to remove 5 oil tanks and install one 30,000 gallon propane tank. He said that based on staff comments they revised their plan. He explained the revisions to the plan. He said he believed that what they are proposing will enhance the site. Mary asked what they plan to do with the area where they are removing the oil tanks. Scott said it is currently gravel and that will remain. Mary asked what their intention is for that area. Carl LeFevre, representative for Thurston Energy, said they might store empty propane tanks. Mary asked what is in the garage. Carl said vehicles and parts. Mary suggested that nothing be stored in the area where tank #1 is and that they plant grass and make it a conservation area. She asked Jim Stewart for his opinion. He said that nothing can get through the 5' high retaining wall anyway, so he didn't see a need for it. He said it would look nice, but he didn't think it would provide any additional protection to the brook. Carl said that location would provide them with a place to store propane tanks out of sight. There was a discussion over which walls will coming down and which will remain. Tracy asked if there will be fencing around the new propane tank. Scott said there will be 6' high fencing per the fire department and it will be slatted. Mary opened the discussion up for public comment. There was no public comment. It was clarified that the DEEP will provide oversight for the removal and installation. Mary said she really liked the idea of the rain garden. Mary asked about taking the tanks apart. Carl said one way is to cut the walls with shears and push them in. The metal will then be recycled. Carl said the tanks are empty. The only soil impacted will be where the piers are to be installed. Jim said if there is any contamination the DEEP will be notified right away. Mary said she wants confirmation that the cement wall near tank #1 will stay where it is. She asked if they have a plan for the rain garden. Scott explained what they are proposing. Jim said when they construct the rain garden he would like them to install the pipe to the street so they don't have to dig it up when they are ready to re-work that intersection. Jim clarified that they will remove the asphalt between the rain garden and the brook and replace it with crushed stone or gravel. There was a discussion about sidewalks in the area. Mary closed the public hearing.

**INLAND AND WETLANDS COMMISSION
REGULAR MEETING
DECEMBER 3, 2014**

Mary Davis called this meeting to order at 6:34 PM with the following in attendance:

MEMBERS:

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

OTHER:

James Stewart, Director of Public Works
Sue Goggin, Secretary
Public - 0

1. Mary Davis called this meeting to order at 6:34 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 this item is postponed temporarily due to lack of staffing. Sue will check to see if Wayne has any new information. They will keep this on the agenda.

B. Commission discussion regarding an existing Commercial Outdoor Automobile Storage (IW#14-01) located at the Risdon Property, Arch Street, Scott Road, Andrew Avenue and Rubber Avenue; Applicant: A Better Way Wholesale Auto.

Sue Goggin said she went out there and everything appears to be working properly. The water is being contained in the swale. The catch basins had some leaves in them, so she will call Joe Gorbecki to clean them out. Mary asked about the sale of the property in the industrial park. Sue heard it was still the plan.

C. Commission discussion/decision regarding application for proposed propane facility at 410 Rubber Avenue (IW #14-11), Applicant: Thurston Energy

There was no discussion on this item.

5. **NEW BUSINESS**

A. Commission discussion/decision regarding application for demolition of building at 1 South Main Street (IW #14-14), Applicant: Borough of Naugatuck

Jim Stewart, Director of Public Works, said he was there representing the Borough. He said the Mayor requested to put a contract out to demolish the building at 1 South Main Street. He said as part of the contract a professional engineer must present their plan to the town. Gary Waters, P.E. with Weiss Construction, read an explained the sequence of events that they are proposing. He said they are proposing two days to take the building down. Mary asked how they will handle it if something does go into the river. Gary said they will cease what they are doing, make the required phone calls and begin cleaning it up immediately. Mary would like to add #12 – rake the lot and sweep and hose down the sidewalks. Gary said he will add that. Jim said they will be filling it back to grade and putting down topsoil and seed. He said their plan is to build a pocket park on the corner and continue the greenway. Marcia asked if they will do an inspection of the river after the cleanup. Gary said they will, as well as while the work is being performed. Jim said he and the building inspector will be there also. It was clarified that the utilities will be removed prior to demolition. Mark Bakstis asked what the final grade will be after the demo. Jim said that will be determined once they take the slab up. Mark said they have not been given enough information. There was a discussion about the depth of the foundation and how far down they will dig. Mark said the town should have to follow the same standards as all other applicants. He said he would like the following added to the plan:

- Delineate the elevation in the extent of the demolition.
- Re-stabilization of the bank.
- Detail for the erosion control measures.

Jim said he will get that information. There was a discussion about the hay bales and silt fence. Jim asked if it would be sufficient to give the details of the erosion controls on 8 ½ x 11 sheets of paper and a narrative as far as the finished product and the stabilization and the extent of the excavation. There was a discussion over significance of the activities proposed.

VOTED: 3-0-1 on a motion by Tracy DeBarber and seconded by Marcia Puc that activities proposed at 1 South Main Street (IW# 14-14) are **NOT SIGNIFICANT**.

FOR
Mary Davis
Marcia Puc
Tracy DeBarber

AGAINST

ABSTAIN
Mark Bakstis

The demolition company will have more information for the January meeting.

The commission recessed at 7:30 P.M.
The meeting resumed at 7:35 P.M.

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

There were no additional items.

6. **CORRESPONDENCE**

A. Correspondence regarding possible vernal pool at Anderson Mills Subdivision. (New soil testing)

Sue said she gave a memo to the zoning and planning commissions about re-flagging the wetlands. Both commissions agreed to that.

7. **WEO REPORT**

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

Sue said there is nothing new on this. It is still with Attorney Fitzpatrick's office. Mary asked Sue to send Attorney Fitzpatrick how to proceed.

B. Dmuchowski Property, 45 High Street

Sue said she sent the bank a letter to clean out the silt and leaves that had built up in front of the garage. She hasn't heard back yet.

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

Sue said neither she nor Wayne had received the results yet. Wayne said he will touch base to see when we should expect them. Sue will get the results to the commission.

D. Chemical spraying of brush by street department.

Jim will get information on herbicides. Mark Bakstis said the town just adopted a green document policy. He read the newspaper article about it. Jim Stewart said he and Sue Goggin will go visit the spots on the map. He would rather not spray but he doesn't have the manpower to cut. Jim said his understanding is that when herbicides are mixed with water they disintegrate. Mary asked him to find that out. Jim said he will look into it. There was a discussion over sending a notice or going to the Board of Mayor and Burgesses to let them know how the wetlands commission feels about the spraying. The commission decided they will wait for Jim to get the information they are looking for before going to a BMB meeting. Jim will have CCM call surrounding towns to find out what type of chemical sprays they use.

8. **Review/Approval** of the November 5, 2014 Regular Meeting Minutes.

VOTED: Unanimously on a motion by Marcia Puc and seconded by Tracy DeBarber to **APPROVE** the November 5, 2014 Regular Meeting Minutes with changes.

9. **ADMINISTRATIVE BUSINESS**

There was no administrative business.

10. **ADJOURNMENT**

VOTED: Unanimously on a motion by Tracy DeBarber and seconded by Marcia Puc to **ADJOURN** the meeting at 8:00 P.M.

Respectfully Submitted,
Sally MacKenzie, Secretary /sg