

**INLAND WETLANDS COMMISSION
REGULAR MEETING
February 3, 2016**

MEMBERS:

Mary Davis, Chair - absent
Sally MacKenzie - absent
Marcia Puc
Tracy DeBarber
Mark Bakstis - absent
Alex Olbrys

OTHER:

Sue Goggin, Town Planner/ZEO/WEO
Lori Rotella, Assistant ZEO
Public - 0

SHOW CAUSE HEARING

6:00 P.M. Continued Show Cause Hearing for activities within the 100 foot wetland and watercourse Upland Review Area at 106 Bowman Drive.

Applicant will be back in the spring when notified by the Land Use office.

REGULAR MEETING

1. Marcia Puc called this meeting to order at 6:45 P.M. She noted there was not a quorum. Alex Olbrys was made a regular voting member in place of Mark Bakstis. She opened the meeting with the Pledge of Allegiance.
2. Executive session with Borough Attorney.
There was none.
3. Public comment
There was no public comment.

4. **OLD BUSINESS**

A. Long Meadow Pond Brook ERT Study

There is nothing new to report on this. Susan Goggin stated that she has not received any new complaints regarding any flooding.

- 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.

Susan Goggin reported to the commission that A Better Way is still occupying the property. The applicant has not submitted any building plans for their new site in the industrial park. A Better Way has been in contact with the Building Department. They have received all of their approvals from all of the commissions. Susan explained to the commission what the process is after an applicant receives a special permit. The Borough Engineer and Zoning Enforcement Officer will still do site inspections during the construction period.

5. NEW BUSINESS

- A. Administrative approval regarding proposed hair salon at 24 Golden Ct and 451 North Main Street.

Susan Goggin showed the commission the site plan dated December 4, 2015 for the proposed hair salon at 24 Golden Ct and 451 North Main Street. After reviewing the plans with Mary Davis and Wayne Zirolli, it was determined there were no wetlands on the property and that there was no activity proposed within the 100' Upland Review Area. Susan will be issuing an administrative approval for the applicant.

- B. Administrative approval regarding proposed restaurant at 195 Water Street.

Susan Goggin showed the commission the revised site plan dated February 3, 2016. The original plan used a 75' upland review area and the revised plan had the correct 100' upland review area depicted. The commission questioned the condition of the current parking lot but Susan explained that after Wayne Zirolli's review, he did not believe they needed to repave at this time. Susan did mention that the Zoning Commission may require the applicant to repave when they go before that commission. They also questioned if the State owned any of the parking lot. The State does not own any of the parking lot, but there is a clause in the proposed purchase contract that the applicant must leave a certain number of parking spaces for the train station's use. This application was reviewed by Wayne Zirolli, Susan Goggin and Mary Davis. It was determined that there was no activity within the 100' Upland Review Area or in the wetlands. Susan will be issuing an administrative approval for the applicant.

- C. Commission discussion/decision regarding addition to existing garage at Haynes Quarry, 0 Valentine Street/1236 New Haven Road, Applicant: Haynes Aggregates

Luke Mauro, Professional Engineer, licensed in the State of Connecticut, Langan Engineering, 555 Long Wharf Drive, New Haven. Luke explained to the commission the location of the proposed 6,400 square foot addition to the existing 6,000 square foot existing maintenance building which is located on approximately 43 acres of quarry property. There will be no public parking here. There is approximately $\frac{3}{4}$ of an acre of disturbance in the upland review area. Luke gave the commission a quick overview of the topography of the property

and the storm water management system. He did address Wayne Zirolli's comments and made revisions which were addressed in a memorandum from Luke Mauro and Kyle Bogardus dated February 3, 2016 which included erosion controls to the south side of the access drive, 12" perforated infiltration pipe for the roof runoff and under Sanitary Sewer Notes, Note #10, Drawing No. CS002 changed the town name to Naugatuck from Oxford. Tracy DeBarber questioned Luke on the amount of wetlands soils to be altered. She mentioned the permit application states 0 wetland soils and was under the impression that there would be disturbance in $\frac{3}{4}$ of an acre. Luke explained there are no wetland soils and the majority of the construction is outside of the Upland Review Area. Tracy also commented on the fact that the site plan showed there was proposed utilities for the new building and was wondering if the existing building had any utilities. Adam Peters responded that the existing building has well, sewer and electric. Alex Olbrys asked if it is a paved driveway or gravel. Luke stated it is compacted gravel and it will be staying that way. Marcia Puc questioned if they will be taking any materials off site. Luke stated the area is quite level and there is no need to take anything off site. Marcia Puc asked for Luke to explain the drainage system again. Marcia Puc questioned what is going into the new building. Luke explained the use will be the same as the existing maintenance building. It is a full mechanical garage; they are just expanding the building. Marcia asked the commissioners if they felt they needed to do a site walk. Susan explained that she and Wayne were out to the property already and Mary Davis came into the office to review the plans. Her comments were passed along to the applicant, which they responded to in their memorandum. It was Mary's suggestion to add more hay bales on the other side of the access way into the property. Marcia asked if tracking pads were needed. Susan explained the layout of the property. Adam Peters, Haynes Materials, explained the driveway is approximately 700 feet long. There will be no added truck traffic. Marcia stated for the record that the commission's finding is that there will not be a significant impact to the wetlands.

VOTED: Unanimously on a motion by Tracy DeBarber and seconded by Alex Olbrys for IW #16-01 to **APPROVE** the application for addition to a storage building within 100' Upland Review Area with standard conditions, revised maps dated 2/3/2016, at 0 Valentine Street/1236 New Haven Road, Applicant: Haynes Aggregates Naugatuck LLC

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

There was none.

6. **CORRESPONDENCE**

There was none.

7. **WEO REPORT**

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

There is nothing new to report on this property. Susan brought Alex Olbrys up to date on what has been done to the property; the owner removed one trailer, put the stone in the back but refused to put in a rain garden.

B. Primo Enterprises, LLC, 45 High Street

There was nothing new to report on this property. Susan Goggin noted there has been no flooding. The new owner should be getting in touch with Wayne Zirolli.

C. Naugatuck HS Renovation (IW#12-04) – water quality test results

Susan Goggin is still waiting on the water quality tests results from November. Wayne Zirolli believes the results are back but he has not received a copy yet.

8. **Review/Approval** of the December 2, 2015 Public Hearing and Regular Meeting Minutes.

The Commission will vote on the December 2, 2015 Public Hearing and Regular Meeting Minutes at the March 2, 2016 Meeting. There was not a quorum of members who were present at the December 2, 2015 meeting to be able to take a vote tonight.

9. **ADMINISTRATIVE BUSINESS**

Marcia Puc and Tracy DeBarber welcomed Alex Olbrys back onto the commission.

10. **ADJOURNMENT**

VOTED: Unanimously on a motion by Alex Olbrys and seconded by Tracy DeBarber to **ADJOURN** the meeting at 7:30 P.M.

Respectfully Submitted,

Sally MacKenzie, Secretary /lr