

**INLAND WETLANDS COMMISSION  
REGULAR MEETING  
March 2, 2016**

**MEMBERS:**

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

**OTHER:**

Sue Goggin, Town Planner/ZEO/WEO  
Lori Rotella, Assistant ZEO  
Wayne Zirolli, Borough Engineer  
Public - 1

**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 6:03 P.M. Alex Olbrys was made a regular voting member in place of Mark Bakstis. Marcia noted there was a quorum. Marcia 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 she drove by the site today and it still looks the same and they are still outside of the 100' upland review area. A

Better Way has submitted plans to the Building Department to start constructing their new building in the industrial park. Marcia inquired if A Better Way can start moving their cars onto the new site before the building is built. Susan responded they will have to satisfy all of the conditions of their special permit and wetlands permit first. Susan noted a lot of grading has to be done on that site.

## 5. NEW BUSINESS

- A. Administrative approval regarding proposed medical building and restaurant at 58 Maple Street, Applicant: Meridian Atlantic Properties, LLC

Susan Goggin noted for the record that applicant's name has changed to Heritage Downtown, LLC. The special permit has been adjusted with the name change. Attorney Kevin McSherry, for the applicant, showed the commissioners the plans dated February 10, 2016 for the proposed medical building and restaurant. He further explained that the smaller 5,000 square foot building will house a restaurant in approximately 3,000 square feet and the other 2,000 square feet will be a coffee shop. The larger 30,000 square foot building will be a medical building and a bank with a drive through with a right hand turn only onto Maple Street. The parcel is more than 100 feet away from the upland review area. There will be extensive plantings throughout the site. The storm water basins will be designed with the proper filter system. Susan noted the plans were sent to Mary Davis for her review. She had a concern with the cement trucks washing out on site and cement getting into the storm drains. As shown on the plans, there will be protection around the storm drains and silt sacks in them. Susan also added in her review to the zoning commission, along with Wayne's recommendation, to include a wash out area for those trucks. Mary also suggested an area for the trucks to wash their tires before leaving the site, in addition to the tracking pads. Attorney McSherry also noted that the buildings will be very attractive with slate style roofs and the side will be part brick and part EIFS, the same as Planet Fitness's new building. The commission questioned where the wash out areas will be located. Wayne suggested towards the back of the property. Wayne also explained there will be at least a foot of material and geotextile over the existing cap. Attorney McSherry stated that the Board of Mayor and Burgess voted to approve the plan at their meeting on March 1, 2016. He also explained that the applicant's want the building to look right to attract their future tenants. The commission also questioned the height of the building. Attorney McSherry pointed out on the rendering that there will be 3 stories. Susan noted after speaking with the chair of the commission, she wanted Susan to bring this before the commission to see if they had any questions or comments. The commission felt comfortable that an administrative approval was fine. Attorney McSherry explained to the commission that the applicant is hoping to break ground in May 2016 and stated it should take approximately one year to build.

B. Administrative approval regarding proposed dog park and community garden at 0 Andrew Mountain Road Open Space, Applicant: Borough of Naugatuck

Susan Goggin explained to the commission that the maps for this application have changed several times. The dog park has not moved but the community garden has been moved as shown on the maps dated March 2, 2016. The first location was determined to be within the 100' upland review area and the second location was all ledge. Susan spoke with Mary and originally Mary felt an administrative approval was alright but after further review she felt it should be submitted as a wetlands permit. Wayne Zirolli submitted IW#16-02 for proposed dog park and community garden at 0 Andrew Mountain Road open space to the commission for their comments and approval. Wayne pointed out on the map dated March 2, 2016 where the proposed dog park and community garden will be located and explained why those locations would work best and that they are also well away from the wetlands. The town will be making improvements to the road into the proposed park. The area has become overgrown and some brush has been cleared in the area. There is an existing well in the area that will either be covered or filled in. There is a proposed well to go in near the dog park. Wayne explained in depth the design of the dog park. He also stated that no fill would be taken out or brought into the area. They will most likely use millings for the parking lot. The commissioners had several questions regarding the community garden. They asked about the size of the garden, how the gardeners will get the plantings to the garden area, will there be cameras installed and how high the fence will be. Wayne responded to the commission that the community garden will be ¼ acre in size, people will be able to drive to the garden and there will not be any cameras. Alex Olbrys will be holding a meeting on March 8, 2016 regarding the garden. After that meeting he will have a better idea of how many are interested in participating and how big the garden will actually be. He will also be able to determine what fundraising needs to be done. Wayne mentioned there are port-o-lets proposed for the area. The commission asked if they will be doing any digging. They will not be bringing in or taking out any soil. Once all of the approvals are received, the project will move along rather quickly. Wayne went over the topography of the location. It is fairly level. There was also a question if they will be using hay bales near the parking area closest to the upland review area to prevent any leaking antifreeze. Wayne explained that there are soil microbes that feed on oils that will help. The commission asked what the difference was with an administrative approval and an application. Susan Goggin explained with an application, the commission could put conditions on the approval.

Wayne Zirolli left the meeting at 6:48 p.m.

The commission recessed at 6:48 p.m.

The commission reconvened at 6:54 p.m.

Marcia Puc asked the commissioners if they would like to do a site walk. Alex Olbrys stated he was very familiar with the area. He has hiked the area and received maps from Fred. Marcia and Tracey did not feel they needed to do a site walk either. They also questioned if any harmful chemicals would be used for brush control or any treatment for ticks in the dog park. Alex mentioned that he would be only using organic fertilizer in the garden area. Marcia Puc stated that the commission has made a finding that the project does not have a significant impact on the wetlands.

**VOTED: 3-0-0** on a MOTION by Alex Olbrys and seconded by Tracy DeBarber to **APPROVE** the dog park and community garden IW #16-02, 0 West Mountain Road and 0 Andrew Mountain Road, Applicant: Borough of Naugatuck, 229 Church Street, Naugatuck, with the following conditions:

1. Erosion controls shall be installed along the edge of the road from southerly edge, northerly to Old Derby Turnpike.
2. Plantings shall be placed along the edge of the parking area which is closest to the Upland Review Area.
3. There shall be no chemicals used in brush control.
4. Only organic fertilizers will be used in garden and dog park.

**FOR**

Alex Olbrys  
Tracy DeBarber  
Marcia Puc

**AGAINST**

**ABSTAIN**

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

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. The cars are moved away from the brook and stone was put down. The rain garden is not installed. Tracy DeBarber inquired if the property were to be sold would the current permit follow to the new owner. Marcia Puc noticed the tires were still under the trailer on the side of the building and she stated she has a concern with the standing water inside the tires and the possibility of west Nile virus.

- 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. Marcia Puc asked Susan Goggin to try and get in touch with the new owner, prior to our April 2016 meeting, to see if they have done anything yet with the drain since we will be coming into the rainy season soon.

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

Susan Goggin passed out the new water quality test results to the commission. Some of the levels were elevated. Susan had a meeting with Mayor Hess, Jim Stewart, Attorney Fitzpatrick and Wayne Zirolli to discuss the results. Wayne will get in touch with the environmental specialist which is the same one that is working on Parcel C. Another test will be done in May 2016 per permit # 12-04. The Mayor contacted the Board of Education to let them know of the test results. Wayne will find out from the water testing company the exact location where the samples were taken from. Wayne will oversee where the samples are being taken from in the future.

8. **Review/Approval** of the December 2, 2015 and February 3, 2016 Public Hearing and Regular Meeting Minutes.

The Commission will vote on the December 2, 2015 Public Hearing and Regular Meeting Minutes at the April 6, 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.

**VOTED:** Unanimously on a motion by Tracy DeBarber and seconded by Alex Olbrys to **APPROVE** the February 3, 2016 Public Hearing and Regular Meeting Minutes as written.

9. **ADMINISTRATIVE BUSINESS**

There was none.

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