

MINUTES OF THE REGULAR IWWC MEETING
APRIL 3, 2012

PRESENT: Chairman David Stein, Dwayne Xenelis, Samantha Crowley, Mike Engels and IWWC Officer Heidi Wallace.

1. Call To Order:

Chairman David Stein called the meeting to order at 7:00 p.m.

2. Public Comment Period:

None.

3. OLD BUSINESS:

a. 450 Spencer Plains Road, Map 164, Lot 002, clearing, landscaping and construction of a recreation area to include a gazebo for a 15-unit affordable housing residential development that will straddle the Old Saybrook and Westbrook Town line. Possible vote.

Attorney Ed Casella and Engineer Joe Wren were present representing the applicant. Plans were submitted with a revision date of 3/22/12. Attorney Cassella stated that they need to do the clearing and remove the tree's to obtain a 500' clear site-line. There is no work in the wetlands, but there is some work in the regulated area, which is required by the State DOT. A letter dated 3/15/12 from Soil Scientist Rich Snarski was submitted. The letter stated that he reviewed the proposal and recommends leaving the tree stumps, not putting down wetland plant seeding, but wood chips with small shrubbery. He is working with DOT as to what they will allow. The applicant has submitted a revised drainage report and there is a very negligible increase in run-off. Because of this, they added an underground retention basin on the northern side, as well as a retention pond. There is a decrease on the southern side due to the large infiltration basin that will be installed. The landscape plan was discussed. It was stated that public water will be supplied to the buildings. Mr. Wren responded to the letter from Jacobson & Associates. Most points were addressed in the revised plans.

Upon a motion by Dwayne Xenelis, seconded by Mike Engels, it was:

VOTED: Unanimously to continue the application for 450 Spencer Plains Road to the May meeting.

b. Lee Company – sedimentation and erosion control bond for proposed gravel drive and utility corridor between Pequot Park Road extension and 517 Pond Meadow Road:

Upon a motion by Samantha Crowley, seconded by Dwayne Xenelis, it was:

VOTED: Unanimously to set the Bond at \$36,857.50 for the Lee Company Utility Road, as recommended by Town Engineer Mark Pereira.

4. NEW BUSINESS:

a. 359 Essex Road, Map 37, Lot W21 – fill on slope for landscaping in regulated area:

Applicant Richard Haversat was present and stated that he is proposing residential landscaping improvement in the regulated area. Mr. Haversat stated that Soil Scientist Richard Snarski is overseeing the project. There is a seasonal pond that is over-run with invasive vines which he would like to clear. He needs to stabilize the sloped area so he is proposing to bring in about 30 yards of top soil. He will then do hydro-seeding. He will also plant conservation seeding in the areas where the invasive plants were removed.

Upon a motion by Dwayne Xenelis, seconded by Samantha Crowley, it was:

VOTED: Unanimously to accept the application for 359 Essex Road.

b. 311 Fairview Road, Map 147, 017 – pool and patio in regulated area:

Applicant Johnathan Malazzi and Kevin Murphy of Pools by Murphy were present. Plans dated 6/25/99 were submitted. Mr. Murphy stated that there is no place to put the pool, but in the regulated area. All pool chemicals will be stored in the garage. The area is already level, but sedimentation and erosion control measures would need to be put in place. They are proposing to bring in fill, but nothing beyond the area where the silt fencing is proposed.

Upon a motion by Dwayne Xenelis, seconded by Mike Engels, it was:

VOTED: Unanimously to accept the application for 311 Fairview Road and to set a site walk of the property for Friday, April 6, 2012 at 5:00 p.m.

c. 1950 Boston Post Road, Map 25, Lot N145, restaurant, miniature golf course, 10-room inn, recreation center, detention basins and grading in regulated area:

Applicant Leroy Holdmeyer was present. Plans dated 3/26/12 were submitted. Mr. Holdmeyer stated that at this time, the land is vacant. He is proposing a restaurant on the first floor, as well as some rental space and an inn on the 2nd and 3rd floor. This parcel is 6.1 acres, the majority of which is wetlands. The property has been flagged by Soil Scientist David Cord. The proposed golf course is 25 feet from the wetland. Heidi Wallace met with Bob Horwath (designer of the golf course) and he did incorporate all of her recommendations into the plans.

Upon a motion by Samantha Crowley, seconded by Mike Engels, it was:

VOTED: Unanimously to accept the application for 1950 Boston Post Road, to deem the application as a “Significant Activity”, set a Public Hearing date for June 5, 2012 at 7:00 p.m. and set a site walk for Friday, April 6, 2012 at 6:00 p.m.

d. 250 Flat Rock Place, Map 166, Lots 23, 33 & 34, Middlesex Hospital, clearing, grading and construction of portions of the parking access, septic system, utilities, helipad and stormwater management system for an emergency/ambulatory outpatient medical facility:

At this time, Commission Member Dwayne Xenelis recused himself from this application.

Attorney Ed Cassella was present as well as Harry Evert, Senior Vice President, Strategic Planning and Operations, Middlesex Hospital, Tim Kavanaugh, Project Manager, Middlesex Hospital, Ronald Bomengen, Engineer, Fuss & O'Neill and Steve Doherty, Architect, The SLAM Collaborative. Attorney Ed Casella stated that the Shoreline Clinic is presently located on Route 153 in Essex and they have outgrown the facilities. They are looking to relocated the facility to Westbrook because the present facility is not able to expand. A regulated area impact report was submitted, as well as a wetlands assessment report. This is a vacant parcel where a Stop & Shop Supermarket was approved, but never built. All the wetland flags that were in place have been re-verified and they did find one new wetland area. An overview was given of the location of all wetlands and regulated areas. They are proposing 2 phases. Phase I will be the first floor of the proposed building and some of the parking. There are 2 watersheds on the property. They have calculated up to the 100-year storm. They are proposing a sub-surface detention facility that will collect all run-off from the roof drainage and all the parking in front. This area has fantastic soil for infiltration. The entire west side of the property will run-off to catch basins, then to a man made pond. The outlet structure will be connected to a level spreader that is 100' feet long so there will be a very minor flow into the wetlands. The ground water recharge has met all the regulations. There will be a wetland disturbance of .0059 acres. There will be 2.7 acres of disturbance in the regulated area. There was discussion of what will be put in place for S&E controls. The septic will be reviewed by the State Department of Public Health. It was stated by Chairman Stein, that the concern of this Commission, is the run-off of the site into the Cold Spring Watershed and that they will need containment for the generator because it is located 5 feet from the wetland.

Upon a motion by Mike Engels, seconded by Samantha Crowley, it was:

VOTED: Unanimously to accept the application for 250 Flat Rock Place, deem it a "Significant Activity", set a Public Hearing for June 5, 2012, and set a site walk for April 17, 2012 at 6:00 p.m.

At this time, Commission Member Dwayne Xenelis returned to the meeting.

5. REGULAR BUSINESS:

A. Minutes of the previous meeting: Regular Meeting 3/6/12:

Upon a motion by Mike Engels, seconded by Dwayne Xenelis, it was:

VOTED: Unanimously to approve the minutes of the Regular Meeting of March 6, 2012, as amended.

B. Chairman's Comments:

None.

C. Correspondence:

1. Heidi Wallace stated that she has received an application from the Lee Company for improvements on Route 145 and she stated that she feels it would be appropriate to handle this application administratively.

- Upon a motion by Dwayne Xenelis, seconded by Mike Engels, it was:
VOTED: Unanimously to allow Heidi Wallace to handle the work for improvements on Route 145 by the Lee Company administratively.
2. Referral from the Zoning Commission for 450 Spencer Plains Road.

D. Staff Report:

Report was distributed and discussed.

E. Commission Member Reports:

Samantha Crowley stated that she has signed up for segments 1 & 2 for wetland training.

F. Approval of Bills:

Upon a motion by Samantha Crowley, seconded by Mike Engels, it was:

VOTED: Unanimously to approve payment of the following bills:

- Kathleen Kelemen - \$66.00, \$44.00 and \$66.00 for Secretarial duties.
- Heidi Wallace - \$152.06 for Jan/Feb/Mar Mileage
- Samantha Crowley - \$115.00 reimbursement for wetland training.
- David Stein - \$115.00 reimbursement for wetland training.

The following bills are to be paid by the applicants 150% review fee:

- Lee Company Utility Corridor - \$5,090.00
- Lee Company 2 Pettipaug Road Site Improvements - \$4,842.50
- Richard Farms Utility Corridor - \$3,087.50

G. Adjournment:

Upon a motion by Mike Engels, seconded by Samantha Crowley, it was:

VOTED: Unanimously to adjourn at 9:10 p.m.

Respectfully submitted:

Kathleen H. Kelemen, Secretary