

CORRECTED MINUTES OF THE REGULAR IWWC MEETING
JUNE 5, 2012

PRESENT: Chairman David Stein, Dwayne Xenelis, Mary Labbadia, Mike Engels, IWWC Officer Heidi Wallace and Jeff Stearns, Commission Engineer from Woodard & Curran.

1. Call To Order:

Chairman David Stein called the meeting to order at 7:01 p.m.

2. Public Comment Period:

None.

3. OLD BUSINESS:

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

Applicant Johnathan Malazzi was present as well as Kevin Murphy of Pools By Murphy. Mr. Murphy stated that they will install a hard pipe from the filter to the pump which will go to a drywell. Chairman Stein wants to be sure the hard pipe cannot be disabled. Engineer Greg Fedus stated that what they have proposed is more than adequate to hold the volume of water.

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

VOTED: Unanimously to approve the application for 311 Fairview for pool and patio in a regulated area with the following condition:

1. a 2” schedule 40 pipe to be added from the filter, sloped to drain to the underground drywell.

b. 1224 Boston Post Road and 2 Westbrook Place, remediation of Town Property:

Upon a motion by Mary Labbadia, seconded by Dwayne Xenelis, it was:

VOTED: Unanimously to approve the applicaton for 1224 Boston Post Road and 2 Westbrook Place for remediation of Town Property with IWWC Enforcement Officer Heidi Wallace to oversee the placement of silt fencing.

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:

To be discussed after the Public Hearing scheduled for 7:30.

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:

To be discussed after the Public Hearing scheduled for 7:30.

e. 56 Pequot Park Road – request for bond release on detention basins:

Engineer Matthew White has requested the release of the construction bond, as well as the unused portion of the engineering review fee.

Heidi Wallace stated that monitoring reports from Richard Snarski state that the detention basin issue has been remedied. The layer of topsoil in the bottom of the basin was partially removed and the basin drained immediately.

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

VOTED: Unanimously to release the construction bond for detention basins for The Lee Company Building 56 in the amount of \$65,000.00 plus interest and to release the remainder of the 150% consulting engineering fee in the amount of \$2,098.08, plus interested as the services of our consulting engineer are no longer needed on this project.

4. NEW BUSINESS:

None.

5. REGULAR BUSINESS:

A. Minutes of the previous meeting: Regular Meeting 5/1/12:

Upon a motion by Dwayne Xenelis, seconded by Mary Labbadia, it was:

VOTED: Unanimously to approve the minutes of the Regular Meeting of May 1, 2012, as submitted.

Upon a motion by Dwayne Xenelis, seconded by Mary Labbadia, it was:

VOTED: Unanimously to add “Minutes of the previous meeting: Special Meeting 5/10/12 to the agenda for approval.

Minutes of the previous meeting: Special Meeting 5/10/12

Upon a motion by Dwayne Xenelis, seconded by Mary Labbadia, it was:

VOTED: Unanimously to approve the minutes of the Special Meeting of May 10, 2012, as submitted.

B. Chairman’s Comments:

Chairman Stein received notification of an informational meeting regarding shellfish to be held on June 7, 2012 at 10:00 a.m. at the Mulvey Municipal Center.

C. Correspondence:

None.

D. Staff Report:

Report was distributed and discussed.

E. Commission Member Reports:

None.

F. Approval of Bills:

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

VOTED: Unanimously to approve payment of the following bills:

- Kathleen Kelemen - \$88.00 & \$22.00 for Secretarial duties.
- Heidi Wallace - \$100.95 for May mileage Reimbursement.
- W.B. Mason – \$105.92 for Office Supplies.
- The Hartford Courant - \$48.56 for Legal Notices.
- New England Environmental Services - \$1,430.00.
- ArcGIS Annual Maintenance Fee - \$400.00.
- Woodard & Curran - \$446.25 for Lee Company 150% account.

PUBLIC HEARING 7:30 P.M.

Chairman Stein opened the public hearing portion of the meeting at 7:30 p.m.

Public Hearing for 1950 Boston Post Road, Map 25, Lot N145, restaurant, miniature golf course, 10-room inn, recreational center, detention basins and grading in regulated area:

Applicant Leroy Holdmeyer was present, as well as Soil Scientist David Lord and Engineer Mike Hage. Revised Plans dated 5/12/12 were submitted. It was stated that the mandatory side walk will be placed in a wetland, and the debris that is currently in that wetland will be removed. Engineer Mike Hage stated that this parcel is +/-6 acres, which only 1-1/2 acres is dry. They are proposing a mixed use building and a miniature golf course with ponds and waterfalls. They originally designed a basin for the 100-year storm, but the Town Staff was concerned how close it was to the wetlands and requested that they design it to the 50-year storm. They have reduced the size of the basin considerably and they will now store some of the water in the pond that is already there. They will not be touching any wetland areas. The majority of the miniature golf course will be located in the regulated area. If any further changes are to be made, it would be to move disturbance farther away from the wetlands. Soil Scientist David Lord stated that he would like to narrow the width of the basin, but extend the length of it. They will come back next month with revised plans.

At this time, the floor was opened to the Public to speak for or against the application. The following members of the public spoke:

1. Paula Chabot, who resides in Green Acres Park just wanted clarification of where the proposal was in reference to her property.
2. Christopher Wick, who resides next to this property feels that the proposal is a good idea and would like to see the property developed.

Mr. Holdmeyer stated that the ponds and waterfalls proposed for the miniature golf course will not contain any chlorine or other chemicals.

Commission Engineer Jeff Stearns stated that it would be premature for him to start his review if the applicant will be submitted revised plans. Mr. Stearns also stated that he would like the applicant to address his points that were made in his 5/9/12 letter.

Dwayne Xenelis stated that the applicant also needs to distinguish between the disturbed area and the edge of the berm.

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

VOTED: Unanimously to continue the Public Hearing for this application to the July Meeting.

Public Hearing for 250 Flat Rock Place, Map 166, Lots 23, 33 and 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 representing the applicant, Middlesex Hospital. Attorney Cassella stated that this proposal is for lots 3 & 4 Flat Rock Place, which is now known at 250 Flat Rock Place. At this time, they are proposing Phase I of the project, but they are preparing for the future of the possibility of Phase II, which would be to add on to increase the level of services offered. Revised plans were submitted. They lowered the amount of square footage which changes the amount of parking needed (less paved area), and there is no longer wetland disturbance on the east side. They are proposing to fill in the watercourse to build the entrance to the facility. There will be 2 curb cuts off of Flat Rock Place. One for emergencies and deliveries and one for the outpatient entrance. There are 2 wetlands and 1 watercourse on the property. The wetlands are on the east and west side of the property and the watercourse runs along Flat Rock Place. The east wetland is a Red Maple Swamp and the west wetlands has deep organic sediments. The watercourse flows westerly. As far as the stormwater management, there is a natural swale just south of I-95. They will be raising the site 1' to get the foundation out of the ground water. The under-drains were also reduced and have been lifted out of the groundwater. The roof drainage from the east side of the building and the southern parking area will drain into stormwater management systems. Deep sumps are to be used, then will go into an infiltration system. There is enough capacity to hold the 100 year storm. If there is any overflow, it will go into the overflow pipe, which will flow into the swale and then into the wetland. They are proposing a 4-bay infiltration system and a 200' long level spreader. They will install stone to protect the slopes. At Woodard & Currans request, they have added the maintenance of the system to the plans. Sediment and erosion controls will be hay bales and filter fabric. The septic will be a 4000 gallon tank with a pump chamber. This is a low-head system and will pump into a distribution system which is 3 trenches and a reserve area. There was discussion regarding waste materials that would go into the system. The wastes will only be from the sinks and toilets. Any hazardous waste would be

stored and removed from the site appropriately. This systems is sized to handle Phase II if it is ever built. They will have a decontamination room if it becomes necessary, but this happens very rarely. The quantity of peak run-off will be decreased from what is currently there and the volume of run-off will stay the same for the 100 year storm. Any run-off from the helipad will go back to the site and into the pipe network. The only other item to address was the site line issue. They have a 525' site line and they are not proposing to remove any trees located in the wetlands.

There were no members of the public present for the public speaking portion.

Upon a motion by Mike Engels, seconded by Mary Labbadia, it was:

VOTED: Unanimously to continue the Public Hearing for the application to the July Meeting.

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

5. REGULAR BUSINESS:

G. Executive Session for Performance Evaluation:

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

VOTED: Unanimously to adjourn into Executive Session for handle the Employee Performance Evaluation at 9:00 p.m.

Executive Session ended at 9:45 p.m.

H. Adjournment:

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

VOTED: Unanimously to adjourn at 9:46 p.m.

Respectfully submitted:

Kathleen H. Kelemen, Secretary