

MINUTES OF THE REGULAR IWWC MEETING
JULY 10, 2012

PRESENT: Chairman David Stein, Dwayne Xenelis, Mike Engels, Samantha Crowley, Land Use Tech Lisa DeMaria 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.

4. NEW BUSINESS:

a. 316 Essex Road, Map 166, Lot 27 – widening of driveway from approximately 8 feet wide to 16 feet wide:

At this time, Chairman David Stein recused himself from the meeting and appointed Samantha Crowley as Acting Chairman.

Applicant Eve Barakos was present and stated that she has received a Use Variance from the ZBA. She also has requested a variance from the Zoning Regulations. Her application is to change the width of the driveway. The current driveway is 24' wide and tapers to 8' wide. She is requesting the entire driveway to be 16' wide, part of which is in the regulated area. The driveway will be paved at the beginning (57 sq. ft.) and the rest will be pea stone. Silt fencing will be installed during the project.

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

VOTED: Unanimously to accept the application and place on the Agenda for the August Meeting.

At this time, Chairman David Stein returned to the meeting.

PUBLIC HEARINGS:

1. 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 has requested, in writing, a 28 day extension.

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

VOTED: Unanimously to grant a 28 day extension to applicant Leroy Holdmeyer for 1950 Boston Post Road.

2. Public Hearing for 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.

Attorney Ed Cassella was present and stated that the applicant has soil testing scheduled for this coming Thursday at 9:00 a.m. They are hoping to schedule a special meeting prior to the next Regular Meeting in August. Ron Bomegen of Fuss & O'Neill stated that they have made some changes to the design, site and storm water management. They have added a path to the Detention Pond Level Spreader for maintenance purposes. Once the test pits are complete, they will be able to back up the design of the system. Updated calculations were submitted for the swale. It was stated that the run-off from Phase II will go to a catch basin and be piped back to the 4-bay to allow more treatment before being released into the pond. Any seepage from the pond will be addressed with a liner or geotech notes for soils needed. The Town Engineer stated that he seems satisfied with the steps that have been taken by the applicant. Chairman Stein asked what happens if the soil tests don't come back as hoped. It was stated that the system will have to be redesigned and more storage would have to be provided. There were 15-20 test pits done previously and the applicant is confident that the upcoming tests will have the results they want.

There were no members of the public present at this public hearing.

A letter was received from the applicant requesting that the Public Hearing be continued.

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

VOTED: Unanimously to continue the Public Hearing for 250 Flat Rock Place to a date that is to be determined.

3. OLD BUSINESS

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

The Public Hearing for this application has been continued to August 28, 2012.

b. 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:

The Public Hearing for this application was continued to a date to be determined.

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

VOTED: Unanimously to hold a Special Meeting on Thursday, July 19, 2012 at 7:00 p.m. at the Mulvey Municipal Center, to include the Public Hearing for 250 Flat Rock Place.

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

c. Bonding for storm water structures at Ethan's Landing, 450 Spencer Plains Road:

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

VOTED: Unanimously to set the bond at \$32,000.00 as outlined in the letter dated July 2, 2012 (Revised July 10, 2012) from Indigo Land Design, LLC, for the installation and maintenance of the storm drainage system for Ethan's Landing, 450 Spencer Plains Road.

4. NEW BUSINESS:

b. 359 Essex Road, Map 37, Lot W21 – screening topsoil in wetland to remove broken glass debris:

Applicant Richard Haversat was present and stated that he has already been approved for yard improvements, but when they started the work, he realized that there was a lot of broken glass and rusted iron in the pond area. This area used to be a dumping ground and he would like to clean it up. He would be using heavy equipment and a screening device. The area is about .16 of an acre and he would be going down 3-6". The stockpile would be placed in the regulated area, to be dried out, for a period of a few weeks, then will be run through the screening device before being put back where it was removed. They will install silt fencing. Chairman Stein stated that he would like to have IWWC Enforcement Officer Heidi Wallace or a Soil Scientist supervise the project. The applicant stated that he will do whatever is necessary.

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

VOTED: Unanimously to accept the application for 359 Essex Road and continue it to the August 7, 2012 meeting.

5. REGULAR BUSINESS:

A. Minutes of the previous meeting: Regular Meeting 6/5/12:

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

VOTED: Unanimously to approve the minutes of the Regular Meeting of June 5, 2012, as amended.

B. Chairman's Comments:

None.

C. Correspondence:

1. Site Observation Report from Woodard & Curran for 41 Pequot Park Road.

D. Staff Report:

Tabled until IWWC Enforcement Officer Heidi Wallace is available.

E. Commission Member Reports:

None.

F. Approval of Bills:

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

VOTED: Unanimously to approve payment of the following bills:

- Kathleen Kelemen - \$110.00 for Secretarial duties.
- Heidi Wallace - \$53.11 for July mileage Reimbursement.
- Woodard & Curran - \$1,041.57 for onsite engineering
- The Hartford Courant - \$132.76 for legal notices
- CACIWC - \$55.00 for dues
- Woodard & Curran - \$455.00 from 1961 Boston Post Road 150% account
- Woodard & Curran - \$247.43 for onsite engineering

H. Adjournment:

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

VOTED: Unanimously to adjourn at 7:46 p.m.

Respectfully submitted:

Kathleen H. Kelemen, Secretary