

**CORRECTED MINUTES OF THE REGULAR IWWC MEETING  
OCTOBER 6, 2015**

**Present:** Chairman David Stein, Mike Engels, Samantha Marone, Bruce Chappell, Mary Labbadia, Dwayne Xenelis and IWW Enforcement Officer Heidi Wallace.

**1. CALL TO ORDER:**

The meeting was called to order at 7:00 p.m. by Chairman David Stein.

**2. PUBLIC COMMENT PERIOD:** None.

**5. REGULAR BUSINESS:**

**A. Minutes of the Previous Meeting: Regular Meeting Minutes 9/1/15:**

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

**VOTED:** Unanimously to approve the minutes of the September 1, 2015 Regular Meeting, as amended. (Remove “/” after the word “fees” under Correspondence 2.

**B. Chairman’s Comments:**

None.

**C. Correspondence:**

1. Copy of Old Saybrook IWWC Permit for the VanEpps Property.
2. Summer edition of “The Habitat”.
3. Letter from First Selectman Noel Bishop to Bruce Chappell regarding his re-appointment to the Commission.
4. 3 sets of Westbrook Zoning Commission Meeting Minutes.

**D. Staff Report:**

Distributed and discussed.

**F. Bills:**

Upon a motion by Dwayne Xenelis, seconded by Bruce Chappell, it was:

**VOTED:** Unanimously to approve payment of the following bills:

WB Mason - \$25.98 for supplies

Robinson & Cole - \$2,166.00 for legal review of proposed amendments to the regulations

**Special Accounts:** None.

**PUBLIC HEARING: 7:15**

**7 Pequot Park Road, Assessor's Map #130, Lot #23 – Construction of 3 commercial buildings, road, utilities and piping of one intermittent watercourse with the filling of 0.05 acre of wetlands:**

Engineer Michael Harkin was present, as well as Applicant Milano Development Corp. Plans with a revision date of 8/11/15 were submitted. The revision was regarding the drainage calculations. The Town Engineer did review the plans that were submitted at the last meeting. And they submitted a letter to the Commission dated October 6, 2015. Their letter states 2 minor issues of concerns which can be conditions of approval. Mr. Harkin went over the letter.

Upon a motion by Bruce Chappell, seconded by Samantha Marone, it was:

**VOTED:** Unanimously to close the Public Hearing for 7 Pequot Park Road.

The Public Hearing portion of the meeting ended and the Regular Meeting re-convened at 7:18 p.m.

**3. OLD BUSINESS:**

**1. 7 Pequot Park Road, Assessor's Map #130, Lot #23 – Construction of 3 commercial buildings, road, utilities and piping of one intermittent watercourse with the filling of 0.05 acre of wetlands:**

Upon a motion by Dwayne Xenelis, seconded by Bruce Chappell, it was:

**VOTED:** Unanimously to approve the Application for 7 Pequot Park Road, Assessor's Map #130, Lot #23 – Construction of 3 commercial buildings, road, utilities and piping of one intermittent watercourse with the filling of 0.05 acre of wetlands with the following stipulations:

- a. The Applicant shall include a maintenance schedule for the proposed sand filter and level spreader in their Inspection and Maintenance Plan.
- b. The Applicant shall revise the proposed outlet control structure to provide 100% water quality volume treatment through the proposed sand filter prior to discharge. In addition, the Applicant should provide a cross-section of the sand filter/detention basin including the underdrain system to clearly depict stage storage depths from top of the pond and bottom of pond.
- c. One week prior to any land disturbance activities, the Applicant shall conduct an on-site inspection with the Town of Westbrook and/or Town's designated representative to observe the erosion controls installed at the site and review the erosion controls anticipated to be employed during construction.
- d. At any point during construction, the Applicant shall allow the Town of Westbrook and/or Town's designated representative, to enter the site for the purpose of making observations as to the compliance of construction with the approved Site Plans.
- e. The Town of Westbrook Engineer shall observe the construction of the stormwater management system at the following times:  
For the sand filter:
  1. Upon completion of excavation, installation of underdrain, and prior to backfill.
  2. Upon completion of landscaping with periodic inspections following the completion of construction to evaluate the vitality of the plantings.
  3. Review of submittal from the design engineer documenting the soil mix meets the specifications.

For the Water Quality Chambers and drainage Outlet

4. Upon completion of installation.

The Applicant shall submit an escrow of \$3,500.00 for the purpose of the above, as quoted by the Town Engineer.

- f. The Applicant shall provide at least 72 hours' notice for said inspections.
- g. Upon completion of construction, the Applicant's Engineer shall provide a report to the Town of Westbrook certifying that the stormwater management system was installed in accordance with the approved plans. The report shall include a certification that the excavations of the proposed infiltration systems were inspected prior to backfilling. An as-built of the stormwater management system shall be provided with the report.
- h. The Owner shall be required to submit a copy of the completed Inspection Forms, stamped by a Professional Engineer, annually to the Town of Westbrook in order to document compliance with the approved O&M Plan.

**2. Winthrop Road Bridge Replacement Project, Assessor Map#109, Lot #024:**

Engineer Scott Medeiros from Woodard & Curran was present representing the Town of Westbrook and CT Department of Public Works, who is the applicant. This project is right on the Town line between Westbrook and Deep River and the bridge is currently under a lot of duress so it is being proposed to be replaced. Plans dated 6/18/15 were submitted. If approved the road will be closed and a detour around the area will be put in place. They will be changing the grading coming in from the Deep River side of the bridge and it will be shifted slightly to the north. They are working on getting approval of obtaining easements from DEEP. There will be micro-piles on either abutment and they will actually be elevating the bridge some. They do not expect any problems with dewatering and watering controls. Any temporary construction material will be put in the existing parking area.

Upon a motion by Samantha Marone, seconded by Bruce Chappell, it was:

**VOTED:** Unanimously to approve the application for the replacement of the Winthrop Road Bridge, as presented.

**4. NEW BUSINESS:**

Upon a motion by Bruce Chappell, seconded by Ralph DePonte, it was:

**VOTED:** Unanimously to accept the application for the Winthrop Road Bridge Replacement Project and place it on the October 6, 2105 Meeting Agenda.

**5. REGULAR BUSINESS:**

**E. Commission Member Reports:**

Bruce Chappell stated that he saw a conference that was being offered in The Habitat and would like to attend.

**G. 2016/2017 Meeting Dates:**

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

**VOTED:** Unanimously to approve meeting on the First Tuesday of each month with the exception of November. All meetings will be held at 7:00 p.m. in the Multi-Media Room at the Mulvey Municipal Center.

**H. Regulations:**

IWW Enforcement Officer Heidi Wallace stated that John Casey is still reviewing the regulations. She asked if the Commission wanted to wait until the new DEEP Regulations come out in January of 2016 before finalizing. Mr. Casey would like to delete some repeat items and to streamline the regulations.

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

**VOTED:** Unanimously to wait until the new DEEP Regulations come out in January of 2016 before finalizing the IWWC Regulations.

**I. Adjournment**

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

**VOTED:** Unanimously to adjourn at 8:04 p.m.

Respectfully submitted:

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Kathleen H. Kelemen, Secretary

NOTE: All changes indicated in bold, underlined and italicized print.