

MINUTES OF THE SPECIAL IWWC MEETING
NOVEMBER 1, 2011

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

1. Call To Order:

Chairman David Stein called the meeting to order at 7:03 p.m.

2. Public Comment Period:

None.

3. OLD BUSINESS:

None.

4. NEW BUSINESS:

a. 2 Pettipaug Road, Map 49, Lot 012, 018, 019, Map 50, Lot 006, 036, The Lee Company, building addition, driveways, grading and detention basins.

Engineer Matthew White was present representing the applicant. He stated that the property is 107 total acres and the application is for expansion plans to the existing property. They are proposing Building #9, which will be 79,000 sq. ft. and will be physically attached to Building #3. They are also proposing a two story office wing which has a 9960 sq. ft. footprint. They are also proposing a 9,000 sq. ft. maintenance garage. The expansion will also include a fire pump station. Some of the proposed parking is in the regulated area as well as a proposed detention basin. The Building expansion is within 100 feet of a man made pond. Lastly they are proposing a new entrance/exit for safety issues, but will be located in the regulated area. This will be placed in the middle of the existing separate entrance and exit. This will provide a better site line for Pettipaug Road. They will actually be removing more paved surface than what will be put in.

There was discussion whether this should be deemed as a "Significant Activity" in order to hold a Public Hearing and be reviewed by our Town Engineer. Mr. White stated that Cold Spring Drive drains to the Lee Company property so it will not affect that area. This application would be a Special Permit for the Zoning Commission so it would be reviewed by the Town Engineer for them. Heidi Wallace stated that the review of drainage is very important and the Town Engineer would not review this for the Zoning application.

Upon a motion by David Stein, seconded by Dwayne Xenelis, it was:

VOTED: Unanimously to accept the application for 2 Pettipaug Road, The Lee Company, to deem it a “Significant Activity”, refer it to the Town Engineer for review and set a Public Hearing date for January 3, 2012.

b. 41 Pequot Park Road, Map 158, Lot 021, The Lee Company, proposed gravel driveway and utility corridor;

and

c. 517 Pond Meadow Road, Map 153, Lot 002, Richard Farms, proposed gravel driveway and utility corridor:

Engineer Matthew White was present representing applicants – the Lee Company and Richards Farms. Mr. White stated that applicants are proposing a gravel driveway and utility corridor from Pond Meadow Road to Pequot Park Road. All existing roads in Pequot Park have been built to Town Road specifications, as will this proposal, but will remain private at this time. This will allow Connecticut Water access to Pond Meadow Road and Connecticut Gas access to Pequot Park, plus will allow for emergency access. The proposed wetland crossing will be built to town road specifications. The detention basins on Lee Company property have already been approved, but they have repositioned them slightly. The volume is to remain the same. The proposed driveway is 45’ into the regulated area and the proposed culvert will cross a wetland. The driveway will be gravel only and there are no storm water collection area’s proposed. 2 wetland crossings have previously been approved, but they are proposing modifications

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

VOTED: Unanimously to accept the applications for 41 Pequot Park Road and 517 Pond Meadow Road, to deem both applications as a “Significant Activity”, to set a Public Hearing date for January 3, 2012 and to set a site walk for November 19, 2011 at 9:00 a.m.

5. REGULAR BUSINESS:

A. Minutes of the previous meeting: Regular Meeting October 4, 2011:

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

VOTED: Unanimously to approve the minutes of the Regular Meeting of October 4, 2011 as submitted.

B. Chairman’s Comments:

None.

C. Correspondence:

1. Notification of CACIWC Annual Meeting to be held on 11/12/11.
2. Notification from the Selectmen’s Office that Annual Town Reports are due.

D. Staff Report:

Report was distributed and discussed.

E. Commission Member Reports:

None.

F. Approval of Bills:

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

VOTED: Unanimously to approve payment of the following bills:

Katie Kelemen: \$29.69 and \$29.69

Hartford Courant: \$28.76

Robinson & Cole: \$96.00

Heidi Wallace: \$40.00 (for reimbursement for Rockfall Association Symposium)

G. 2012 Meeting Schedule:

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

VOTED: Unanimously to approve the 2012 Meeting Schedule as presented.

I. Adjournment:

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

VOTED: Unanimously to adjourn at 8:10 p.m.

Respectfully submitted:

Kathleen H. Kelemen, Secretary