

MINUTES OF THE REGULAR IWWC MEETING
MAY 1, 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 7:01 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. Revised Plans dated 4/30/12 were submitted. The revisions that were made were due to the comments made by Geoffrey Jacobson in his letter dated 4/27/12. Besides the revised site plan, revised Utility and Septic System Plans were submitted. A letter dated 5/1/12 was submitted from Soil Scientist Richard Snarski which states that he does not feel that the proposed activity in the 100 foot inland wetland regulated area will have a negative impact on the function and value of the wetlands. Mr. Wren went over the letter from Jacobson: Item 1: The Soil Scientist signed the signature box and submitted a report; 2: The area of clearing is now on the plans; 3. All 8 trees will now be cut flush to the ground, so there will be no sedimentation and erosion issues; 4: They will do wood chips; 5: The underground system that would have been under the recreational area has been moved down to the western side of the property; 6: They will add additional details on the plan for the gazebo and walking path; 7: The rusted metal trailer will be removed. Geoffrey Jacobson submitted a letter dated 5/1/12 stating that all of their concerns have been met. Mr. Wren stated that buildings 1, 3 and 4 are out of the water table and building 2 will be lifted so it will be out of the water table. They will install footing drains and discharge the water out to the western side drainage on into the storm water management system. Heidi Wallace asked if any alternatives were looked at. Mr. Wren stated that the only other alternative was to leave the trees and this is a safety issue. The gazebo will be a pre-built building and will be placed on cement blocks. There will be no digging or posts installed.

The following correspondence was received by the Commission:

1. Letter of concern dated 5/1/12 from local residents in the area of the proposed housing.
2. Letter dated 4/29/12 from Donald Hallgren.

3. Letter dated 4/25/12 from Gwendoline Demers.
4. Letter dated 4/27/12 from Janice Quinn and Jeffrey Sabol.

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

VOTED: Unanimously that after considering the facts and circumstances set forth in Subsection 10.2 of the Regulations Concerning Inland Wetlands and Watercourses for the Town of Westbrook, the Inland Wetlands and Watercourses Commission hereby approves the proposed activity involving the 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 based on the following conditions:

1. The installation of the stormwater Management System shall be supervised by the permittee's Professional Engineer. Upon completion of construction and prior to the issuance of the certificate of occupancy, the permittee's Engineer shall submit certification that the stormwater management system was constructed in conformance with the design drawings, as the same may have been amended by the Commission as provided herein.
2. During construction, the permittee's Professional Engineer will be responsible for ensuring that erosion is minimized and sediment controlled as per the sediment and erosion control measures described on the design plans or otherwise needed to prevent transport of sediment from the project site. The Permittee's Professional Engineer will also be responsible for ensuring the stormwater management measures are properly constructed and maintained during construction. The Permittee shall maintain records of inspections and maintenance of these measures, which shall be made available for inspection by the Inland Wetland Agent upon request.
3. Long-term stormwater management and erosion and sedimentation control measures shall be inspected in accordance with the design plans. The permittee shall maintain records of inspections and maintenance of these measures.
4. Any proposed deviation to the approved plans, schedule, or sequence shall be submitted to the Inland Wetland Agent for review, and if deemed significant by the Inland Wetland Agent shall be submitted to the Inland Wetland Commission for review and approval.
5. Any deviation to the approved plans, schedule or sequence without review and approval as stated in Condition #7 shall be subject to a cease and desist order at the discretion of the Inland Wetland Agent.
6. The permittee shall prepare an as-built of the stormwater management features constructed at the site. The as-built shall be submitted to the Inland Wetland Agent for review prior to issuance of the certificate of occupancy.
7. A bond shall be provided for construction and maintenance of the stormwater management system to include the infiltration basin.
8. No stockpiling of any material will be allowed in the regulated area.
9. The 12" pipe on the west side will be SDR-35.
10. The basin with T.F. 33.5 will have a 4' sump with hood instead of 2'.

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

Applicant Rich Haversat was present and stated that he is proposing residential improvements and his lawn in the back yard is in the regulated area. He is looking to stabilize the sloped area and prevent invasive plants from re-establishing and spreading. Chairman Stein stated that he looked at the property and feels that the proposed work is reasonable.

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

VOTED: Unanimously to approve the proposed fill on slop for landscaping in the regulated area at 359 Essex Road.

c. 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. A site walk of the property was done by Commission Members on April 6, 2012. A letter dated 4/26/12 was received from Soil Scientist Richard Snarski. The letter states concern about water being discharged for winterization because of the chemicals. Mr. Murphy stated that their staff is trained to neutralize the Ph when winterizing before discharging anything. Chairman Stein stated that that's fine, but what if the homeowner does it or 3 homeowner's from now aren't trained properly. There needs to be clarification of the impact on the vernal pool. Dwayne Xenelis recommended some type of leeching system for infiltration. The applicant was asked to have the vernal pool added to the site plan and to talk to an Engineer regarding Mr. Xenelis's recommendation.

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

VOTED: Unanimously to table this application until the June Meeting.

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

Public Hearing is scheduled for the June Meeting.

e. 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:

Public Hearing is scheduled for the June Meeting.

4. NEW BUSINESS:

None.

5. REGULAR BUSINESS:

A. Minutes of the previous meeting: Regular Meeting 4/3/12, Site Walk 4/6/12 and 4/17/12:

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

VOTED: Unanimously to approve the minutes of the Regular Meeting of April 3, 2012, as submitted; to approve the minutes of the Site Walk of April 16, 2012, as submitted; and to approve the minutes of the Site Walk of April 17, 2012, as amended.

B. Chairman's Comments:

None.

C. Correspondence:

1. Spring 2012 edition of The Habitat.
2. Copy of Zoning Commission Regular Minutes dated March 27, 2012.
3. Letter from Superintendent Pat Charles addressed to Nancy Rudek regarding night lighting of the playing fields behind the high school dated April 24, 2012.
4. Memorandum from Land Use Department in Old Saybrook – Notification of Proposal to Conduct a Regulated Activity within 500' of adjoin municipality – Application to construct a pedestrian bridge over unnamed tributary to Trout Brook, 13 Fox Hollow Road (Map 55/Lot 15-14) dated 4/19/12.

D. Staff Report:

Report was distributed and discussed.

E. Commission Member Reports:

David Stein and Samantha Crowley attended a seminar for segment 1 of wetland training and it went very well.

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 - \$110.00 for Secretarial duties.
- Heidi Wallace - \$106.84 for Mileage Reimbursement.
- \$2.99 to W.B. Mason for Office Supplies.
- \$32.72 to The Hartford Courant for Legal Notices.

G. Performance Evaluation:

This item is table until further notice.

H. Adjournment:

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

VOTED: Unanimously to adjourn at 8:49 p.m.

Respectfully submitted:

Kathleen H. Kelemen, Secretary