

**MINUTES OF THE IWWC PUBLIC HEARING**  
**2 Pettipaug Road, Map 49, Lot 012, 018, 019, Map 50, Lot 006, 036, The Lee Company,**  
**building addition, driveways, grading and detention basins.**  
**JANUARY 3, 2012**

**PRESENT:** IWWC Enforcement Officer Heidi Wallace, Chairman David Stein, Mike Engels, Dwayne Xenelis

Also Present: Engineer Matt White, Leighton Lee, Engineer Mark Pereira and members of the public.

**Call to order:**

The Public Hearing was called to order by Chairman David Stein at 7:15 p.m.

Engineer Matthew White was present and the following documents were submitted:

- Certified Mail Receipts
- Copies of correspondence between Matthew White and Mark Pereira of Woodard & Curran
- Engineering revisions, dated 12/27/11
- Landscaping Plans, dated 11/11/2011

Mr. White stated that the proposal consisted of constructing an addition to building 3 (a 2-story office building), a 9,900 sf maintenance garage, and Building 9 (79,600 sf), consolidating the 2 entrances from Pettipaug Road into one, along with parking facilities and drainage improvements. Mr. White explained the clearing and grading, sidewalks, amount of disturbance to the area and the proposed landscaping.

At this time, the floor was turned over to Engineer Mark Pereira. Mr. Pereira stated that the correspondence between himself and Matthew White left four remaining comments which are relatively minor recommendations. Mr. White stated these recommendations will be included in the final plans.

At this time, Chairman Stein opened the floor to the public. The following members of the public spoke:

- Betsy Dean, 399 Cold Spring Drive, asked if her letter in opposition had been received by the Commission and requested it be read into record along with all of the other letters received. The letters were read by Chairman Stein, and Members Mike Engels and Dwayne Xenelis.
- Tom Belval had questions regarding Chemical containment and Spill Response. These questions were answered by Leighton Lee, owner.
- Mary Louis, 195 Pettipaug Road, addressed a pipe that comes from the direction of The Lee Company property and drains onto her land. Leighton Lee and Engineer Matthew White explained where the pipe is located and that it is on Town property, maintained by the Public Works Department. Chairman Stein stated that the contact person for that issue was John Riggio, Director of Public Works. First Selectman, Noel Bishop took Mary Louis's contact information to pass on to John Riggio.
- Jill Brainard, 291 Cold Spring Drive, asked about the plans for developing and using and access road on the property. Mr. White explained it is a 50 foot wide access to the property, but not a road. He also stated it is a condition of previous Zoning approvals that it not be developed. Tom Belval suggested it be reforested. Mr. White stated that happens

naturally. Mr. Lee said he would be willing to place boulders there. Chairman Stein stated that it is not a wetland issue at this time.

- Dan Coan, 103 Plymouth Road, state he owns one of the lowest properties in the area and the water from this project has to go somewhere. Mr. Coan is concerned The Lee Company may not be there forever and the Commission should consider this in their decision. He asked if anyone has been to the site. Chairman Stein stated that they have not had a site walk yet.
- Bob Callahan, 359 Cold Spring Road, wanted to know why soil testing is being done near his property and why testing material have not been removed yet. He requested it be removed. Matthew White explained it was a potential site for a septic system; however, the system will be placed near building 9.
- Austin Chaffee, 342 Cold Spring Drive, was concerned about the encroachment of buildings one and nine into the regulated area and the septic system and detention basin being on a down ward slope.
- Wayne Dean, 399 Cold Spring Drive, wanted a more detailed explanation of how the detention basin will handle runoff from the parking areas which may contain fluids leaking from cars. Leighton Lee explained that although hazards exist, the employees have Spill Prevention Training and the equipment/tools to handle them. Matthew White further explained how fluids would be filtered.
- Betsy Dean asked if the basin was open or closed. Chairman Stein explained draining and metering over time.
- An unidentified man asked if cold temperatures affected the drainage. Matthew White answered no.
- Jeff Kriete asked Matthew White if here was anything extraordinary or strange about this project. Mr. White stated there was nothing he could think of.
- Betsy Dean asked what the process was going forward. Chairman Stein explained.
- Bob Callahan wanted to know if a site walk was mandatory. Chairman Stein stated it was not mandatory but the Commission usually goes out to see the site.
- Dan Brainard asked about minimum distances to wetlands, property lines and wells. Chairman Stein explained the regulated area for Inland Wetlands is one hundred feet, but distances from property lines and wells fall under the Health and Zoning departments.
- Diane Poitras, 368 Dennison Road, asked if The Lee Company could resubmit if they were denied. Chairman Stein answered he could not predict what would happen. Ms. Poitras stated they should find a more suitable piece of property for their expansion.
- Betsy Dean asked if she could come up to the front to look at the site plan Mr. White had on display. Matthew White pointed out the detention basin to her and stated it was located 650 feet from the nearest property line on Cold Spring Drive.
- Dan Coan asked how close the proposed parking area would be to the nearest property. Mr. White stated it was 380 feet from the nearest property line and 500 feet from the nearest house.
- Tom Belval asked what provisions there were to catch sprinkler system water when tested or used in the event of fire. Leighton Lee explained it is a closed loop system but in the event of a spill, the employees are trained and The Lee Company is also contracted with an independent company per OSHA regulations.

The following discussion took place among the Commission Members and Engineers:

- Dwayne Xenelis asked Matthew White how any oils caught in the basin would be handled and if there were any pumps. Mr. White explained the first flush of runoff and how it would be filtered and monitored. He stated there were no pumps.
- Heidi Wallace was asked earlier in the day from a resident, why building 9 could not be built near building 8. Matthew White explained that the operations in building 9 will be integrated with building 3 and there would be no gain in moving building 9 near building 8 because there are steeper slopes and wetlands in that area.
- Mike Engels asked what the benefits would be to close the hearing or continue it. Chairman Stein explained it would give the Commission time to review and Heidi Wallace stated the Commission could not accept any more information from the applicant if the Hearing was closed. Mike Engels asked Matthew White how the water runoff would affect the neighbors. Matthew White stated that the runoff heads in a southwest direction away from the neighbors. Chairman Stein stated there would be a second stormwater review by the Zoning Commission.
- Chairman Stein asked Engineer Mark Pereira how he thought this project would affect the neighbors. Mark Pereira stated that the precautions taken addressed the concerns of the residents and would maintain existing conditions.
- Dwayne Xenelis stated that he did not see an Inland Wetlands issue, but did see some Zoning issues.
- Mike Engels agreed but suggested the Public Hearing be continued due to the concerns of the neighbors.

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

**VOTED Unanimously:** To continue the Public Hearing for this application to the February 7, 2012 meeting.

**The Public Hearing for 41 Pequot Park Road and 517 Pond Meadow Road were called to order by Chairman Stein at 8:46 pm. Chairman Stein stated that the two hearings would be combined.**

Engineer Matthew White was present and the following documents were submitted:

- Certified Mailing receipts
- Report by soil scientist Rich Snarski

Mr. White explained that CT Water Company has a water tank in the middle of the property and would like to connect it to a tank in the eastern part of town. The Power Company and Gas Company have also expressed interest in an east/west utility corridor. Matthew White also stated that the POCD has a goal of creating an east/west connector from Pequot Park Road to Pond Meadow Road. The Lee Company and Richard's Farms are working together to mitigate the amount of disturbance to the property by making this one project rather than 2 separate projects. They are looking to construct this corridor according to public road standards. Along with the public road standards, they are proposing a 12 foot wide farm vehicle access lane to accommodate Richard's Farms equipment.

The floor was handed over to Rich Snarski. Mr. Snarski explained his review of the wetland issues and the use of box culverts to span watercourses in order to allow unobstructed wildlife

movement through them. He stated that he did not believe there would be any negative impacts to the wetlands but recommended E&S Controls are monitored closely. Matthew White then took the floor and explained water quality volume, runoff, E&S controls, road cuts, sheet flow and crushed stone berms to handle water. Mark Pereira is waiting for computations from Matthew White for quality water management.

Chairman Stein stated he likes the flexibility of the design and his recommendation is not to do any more than necessary at this time and if it becomes a town road in the future, then do more to embellish the project. Chairman Stein then read a memo from the Town Planner, Meg Parulis, stating that the project is consistent with the goal of an east/west connector from Pequot Park Road to Pond Meadow Road.

Leighton Lee explained that there was a plan of expansion to start in the next three to four years and possibly continuing over the next twenty years. Mr. White asked if there were any other questions for Rich Snarski. The answer was no.

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

**VOTED Unanimously:** To continue the Public Hearing for this application to the February 7, 2012 meeting and to resume the Regular Meeting.

The Public Hearing portion of the meeting was closed at 9:20 pm by Chairman Stein.

Respectfully submitted,

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Lisa DeMaria, Secretary

As transcribed from recording of meeting.