

INLAND WETLANDS & WATERCOURSES COMMISSION
February 19, 2020 Special Meeting Minutes

These minutes are not official until approved at a subsequent meeting.

Commission Members Present: Bob Crochetiere, Mary Jane Perrier, Lacinda VanGieson, Richard Pease, James Guthrie, Jay Farrelly, Darry Ruitter, Roy Zettlemoyer, and Jonathan Savino

Commission Members Absent: Patrick Roy (Alternate)

Town Staff Present: Jennifer Rodriguez (Zoning and Wetland Agent), and Dana Steele (Town Engineer)

I. Call to Order

Chairman Crochetiere called the special meeting to order at 7:00 pm.

II. Roll Call

Roll call was taken.

III. Approval of Minutes from the February 5, 2020 Special Meeting

It was **MOVED** (Pease) and **SECONDED** (Savino) and **PASSED** (Unanimous, 8-0; Guthrie Abstaining) that the Inland Wetlands and Watercourses Commission approves the February 5, 2020 minutes as published.

IV. Public Hearings

A. CONTINUED FROM 1/22/20 and 2/5/20: Public hearing on Land Development Plans for the Thrall property on Old County Road/Route 20 for a proposed sports village (property owner OJ Thrall, Inc./Joseph B. Thrall II)

Matt Bruton, Professional Engineer from BL Companies, introduced himself, Jessica Bates, and Andy Borgia. Mr. Bruton gave an overview of what has happened since the last meeting of February 5, 2020. He said Mr. Steele had concerns about outlet 0-100; specifically, about the location of the discharge pipe in relation to the wetland finger that exists on the conservation land to the north, and increasing flows of stormwater to that location. At the last meeting they submitted a sketch of the solution to address those comments, and since this meeting they have formalized that drawing into the entire plan set, provided it to Mr. Steele with a stormwater management report showing that there is no increase in flows to this wetland finger, and relocated the discharge directly into the wetland finger to keep it contained and more in its natural state. Mr. Steele has reviewed and approved both of those which were outstanding comments from the last meeting. There were also comments that were received from the North Central Conservation District. They had a phone call with Mr. Steele, town staff, and the North Central Conservation District to make sure they were prepared for tonight's meeting. Based on their phone call yesterday,

everything was satisfied on their end, and Ms. Rodriguez drafted conditions of approval that were reviewed by Mr. Steele and the North Central Conservation District. Mr. Bruton said he would be happy to walk the commission through these conditions, which are as follows:

1. *If allowed by the open space restrictions, provide additional channel stabilization on the Waterworks property in coordination with the Town Engineer and Wetland Agent.*
2. *Increase the size of the riprap apron at the temporary outlet for the sediment basin #2 to conform to CT DOT standards.*
3. *The engineer shall provide an erosion control quantities list for determining a bond amount. Prior to site disturbance, the applicant shall provide an erosion control bond to the Town Treasurer in an amount acceptable to the Town Engineer to ensure installation and maintenance of erosion control measures and stabilization of the site.*
4. *The applicant shall provide a copy of the Army Corp permit and DEEP stormwater general permit registration for construction activities including the Stormwater Pollution Control Plan to the Wetland Agent and Town Engineer prior to start of construction. Provide the results of outfall turbidity monitoring that may be required under the construction stormwater general permit to the Wetland Agent and Town Engineer.*
5. *The Stormwater System Operation and Maintenance Plan found in appendix F of the Stormwater Management Report shall be implemented and followed as an ongoing condition of approval. During construction and for one year following the completion of construction, provide the Wetland Agent with copies of completed stormwater catch basin, manhole, hydrodynamic separator, and infiltration system inspection checklists and maintenance reports.*
6. *The IWWC approval letter and all conditions shall be added to final plan set, both the IWWC's set and any future Planning and Zoning Commission set, prior to submission to staff for signature by the respective Commission and filing in the Town Clerk's office.*
7. *All future proposals for accessory structures, patios or other amenities in regulated areas will require an initial review by the Town Wetland Agent. Minor structures and minor tree removal as defined by the Wetland Regulations may be reviewed by the Town Wetland Agent. Proposals for any other structures, amenities or additional tree removal will require review and approval by the Commission.*

8. *At least 2 weeks prior to site disturbance, the developer's contractor shall contact the Town Wetland Agent to schedule a preconstruction meeting with the Town Wetland Agent and the Town's Engineering Consultant.*
9. *At least 72 hours prior to site disturbance, the developer's contractor shall notify the Town Wetland Agent in order to allow staff an opportunity to inspect installation of Erosion and Sediment Control measures. This condition shall amend Sediment and Erosion Control Notes, note #1 on sheet EC-8. Provide the name, 24-hour phone number, and certificate of training for the spill prevention and clean-up coordinator to the Wetland Agent, Fire Chief, and Emergency Management Director.*
10. *Per Operation Requirements, note #1 on sheet EC-8, all sediment and erosion control measures, including the construction of temporary sedimentation basins and stone construction entrance anti-tracking pads, will be installed and inspected prior to the start of clearing and grubbing and demolition operations.*
11. *Per Sediment and Erosion Control Notes, note #2 on sheet EC-8, clearing limits shall be physically marked in the field and approved by the town and Wetland Agent prior to the start of work on the site. This includes any trees marked to be preserved within or along the perimeter of the property.*
12. *Per Sediment and Erosion Control Notes (bottom middle of sheet EC-8), note #4, visual site inspections shall be conducted weekly, and after each measurable precipitation event of .25 inches or greater. Such inspections shall be conducted by a qualified inspector as required for the stormwater general permit registration to ascertain that the sediment and erosion control bmps are operational and effective in preventing pollution. A written report of each inspection shall be kept, and include: a) a summary of the site conditions, E&S bmps, and compliance, and b) the date, time, and name of the person conducting the inspection. Provide monthly summary reports to the Wetland Agent.*
13. *Wetland Monitoring shall be required as stated on page 9, section 6.2 of the wetland impact assessment. Within the wetland enhancement areas, monitor native growth and invasive species for a period of three growing seasons after completion of construction. Mitigate growth and invasive species as needed in coordination with the Wetland Agent.*
14. *Shop drawings for the hydrodynamic separators, Stormkeeper SK180 Underground Detention System and the Multi-Flow turf drainage systems shall be submitted to the Town Engineer for review prior to start of construction.*
15. *Natural resource placards, available in the Building and Land Use office, shall be permanently installed in areas visible to users of the property adjacent to the impact area in the northeast corner of the site. Placards shall be located as required by the Wetland Agent, prior to certificate of occupancy.*

Dana Steele, Town Engineer, addressed the commission. He stated that the main concern he had involved the stormwater discharge at wetland area 1, and the applicant has provided all the calculations he has asked for and done everything they can to address this concern, so he is satisfied. He suggested in the first condition of approval additional stabilization measures in the channel. The report from the Conservation District reiterates the same thing, and the condition as it is worded provides sufficient protection to be able to pursue that assuming that the conservation easement on the property allows for that. The applicant's concern was that they didn't want to get caught in a situation where they couldn't go on the property and then they couldn't meet the condition, so the way it's worded protects the applicant as well as the town as best we can. The eroding channel is an existing condition, and if stabilization in that channel does not occur, the channel will continue to erode. The town's position is that this is a natural area that the town is not maintaining, so it is in the best interest of the applicant to protect their investment by stabilizing the channel. Mr. Steele stated he feels comfortable with the conditions and the way in which they have agreed to move forward, and he is satisfied with the revised plans and conditions of approval.

Chairman Crochetiere asked if commission members had questions. Ms. VanGieson said she is concerned about after construction ensuring that any responsibilities of the landowner would transfer over to any new owner. Ms. Rodriguez replied that when there is a land use approval and it's filed in the records all of the maintenance, inspection, and operational notes that are included as part of the plan would be the responsibility of the owner of the property, so when that land transfers to a new owner, that responsibility carries over. She noted that Chairman Crochetiere has language for this.

Mr. Ruiter asked if the language that allows the applicant to go on the Waterworks property and beef up that wetlands finger was in the conservation easement. Ms. Rodriguez responded yes. Mr. Bruton pointed out the section where that language is located. Mr. Ruiter said he wanted to be sure that the IWWC could give the applicant that permission. Ms. Rodriguez stated she tried to run this by the Town Attorney but he was away for the week. However, the condition is written such that she does not believe it would be problematic; rather, it would be beneficial to both parties if it were permitted to have this work done.

Mr. Pease asked what type of heat the buildings would have and if there would be emergency generators on site in case of a power outage. He would also like to know if the tanks would be above ground or below ground, the design of the tanks, details about fuel deliveries, and any possible oil spill plans. Mr. Bruton responded that the buildings would be powered by natural gas, and there is nothing on the plans yet for emergency generators. If they end up doing that they would have to show exact details on the plans. Mr. Pease was concerned about losing power with kids staying in the dorms. John Mancini explained that if they had generators down the road, they would be natural gas generators, but they could also be transient (on a trailer), so that they could bring a generator to a site as needed.

At this time Chairman Crochetiere asked for comments from the public about this application. Alan and Gail Stegman, 308 South Center Street, addressed the commission. Mr. Stegman had concerns about the location of the generators. Mr. Mancini pointed out that this was not a topic for a Wetlands meeting and this would be addressed at a Planning and Zoning meeting. Mr. Stegman was extremely concerned for health and environmental reasons that crumb rubber was going to be used for the fields. A discussion followed regarding the use of this on the turf fields. Mr. Mancini reiterated that if you build the fields correctly the crumb rubber will not be going into the drainage system. Mr. Borgia mentioned that these are CEFA certified fields and added that there have been many studies that have been done with regards to the rubber and there have been no issues. Mr. Stegman asked to go on record as opposing the use of crumb rubber.

It was **MOVED** (Perrier) and **SECONDED** (Savino) and **PASSED** (Unanimous, 9-0) that the Inland Wetlands and Watercourses Commission closes the public hearing on the Land Development Plans for the Thrall property on Old County Road/Route 20 for a proposed sports village.

It was **MOVED** (Perrier) and **SECONDED** (Zettlemyer) and **PASSED** (Unanimous, 9-0) that the Inland Wetlands and Watercourses Commission approves the Old County Road All Sports Village wetlands application as proposed by JABS Sports Management, LLC, with the 15 conditions that were discussed at tonight's meeting. The said conditions from hereto and thereafter will be binding and compliant on the Deed and their heirs at that time.

V. Communications and Bills (none)

VI. Adjournment

It was **MOVED** (Zettlemyer) and **SECONDED** (Savino) and **PASSED** (Unanimous, 9-0) that the Inland Wetlands and Watercourses Commission adjourns the February 19, 2020 special meeting at 7:34 pm.

Respectfully submitted,

Debbie Seymour
Recording Secretary