TOWN OF MONTVILLE
INLAND WETLANDS COMMISSION
310 NORWICH NEW LONDON TURNPIKE
UNCASVILLE, CONNECTICUT 06382
PHONE (860) 848-8549 - FAX (860) 848-2354

MEETING MINUTES
Thursday, February 20, 2014 7:00 p.m.
LOCATION: MONTVILLE TOWN HALL, *Council Chambers*

1. Call to order: Chairman Brush call the February 20, 2014 Inland wetland meeting to order at 7:01 p.m.

2. Roll call: In Attendance were Commissioner's Brush, Bartholomew, Houk and Riske. Staff present was Colleen Bezanson, Inland Wetland Agent/Planner II. Absent were Commissioners O'Bday, Deranleau and White.

3. Minutes: Approve minutes of January 16th meeting.

Motion made by Commissioner Riske and seconded by Commissioner Bartholomew to approve the January 16th minutes.

Discussion, none, voice vote, 4-0, motion carried.

4. Public Hearings: a. **Thomas G. Faria Corp:** An application for the remediation, redevelopment and expansion of the Thomas G. Faria operations and facilities on the property located at 42 Pink Row, Montville CT. As shown on Assessor's Map 74 Lot 38

Commissioner Brush began the continuation of the Public Hearing at 7:02 p.m.

Colleen Bezanson read the following into record:

1. Legal Ad as Published in the day on January 3rd and January 10th 2014
2. Staff report dated 2-20-14 which includes PowerPoint presentation
3. Letter from the Town Engineer dated 2-12-14

Applicant Exhibits

1. Application package including Addendum 1 and Addendum 2 with plan revisions up to 2-10-14
2. Applicants PowerPoint Presentation titled "Thomas G. Faria Corporation Redevelopment and Expansion Plan Town of Montville Inland Wetlands Commission Meeting January 20, 2014

Ms. Bezanson stated the applicant was requesting work within regulated areas with the remediation, redevelopment and expansion of the Thomas G. Faria operations and facilities. The wetlands disturbance area would be approximately 5,400 sq ft. The upland disturbance area would be approximately 44,200 sq ft. Ms. Bezanson read the staff comments into record. She gave a breakdown of the plans and activities one though seven. A discussion was held.

Al Kovalik, Principal at Advanced Environmental Interface in Middlefield, CT, Civil and licensed Professional Engineer and Environmental Professional addressed the Commission on behalf of the Applicant. Mr. Kovalik gave a breakdown of the aesthetics and plans as well as a PowerPoint presentation. He stated New Hampshire based company Faria Corp was looking to expand .He stated he had filed with the Town Engineer. He indicated that there would be a small amount of Storm water runoff and the applicant would use onsite materials. He indicated as per the Town Engineer's recommendation there would be routine onsite inspections conducted by a third party. A discussion was held.

Chairman Brush inquired as to why they would have such a large area for parking. David Hickey, CEO of Faria Corp addressed the Commission. He stated that Faria currently employed 185 employees. The expansion would include an increase of 50 employees and they would need vehicle space for the entire workforce. There would be approximately 200-220 parking spaces. A discussion was held.

Chairman Brush requested a breakdown of each phase and how it would be implemented and completed. Al Kovalik addressed the Commission. He gave a detail of phases 1-7 in the project. A discussion was held.

Ms. Bezanson stated the drainage issues which were being addressed during the project would fix existing problems with flooding. She stated activity 6 would get rid of the invasive species and give a nice view of Oxoboxo Lake. Staffs concerns were with the main filling of the Wetland and the construction of the retaining wall. Staff suggested the project be monitored daily and a weekly report be submitted to Staff.

Soil Scientist Bob Russo, CLA Engineering gave a breakdown of where his project analysis came from. He stated that he was concerned with the area of the parking lot and retaining wall and the extensive grading involved. He stated that the retaining wall would be 15-20 feet high. With the slopes there was a risk for sediment and erosion in the area. He gave a breakdown of the letter provided to the Commission. He stated that once the work was done the area would be stable for a few months to a few years. He stated that a third party should be involved and reporting to Staff. Commissioner Brush inquired as to the value of the Wetland. Mr. Russo indicated that it was of low value. A discussion was held.

Commissioner Brush asked three times if there were any Public comments or concerns relating to the Thomas G. Faria Corp application. There were none.

Motion made by Commissioner Riske and seconded by Commissioner Bartholomew to close the Public Hearing at 8:02 p.m.

Discussion, none, voice vote, 4-0, motion carried.

Motion made by Commissioner Houk and seconded by Commissioner Riske as follows: After giving due consideration to all relevant factors including those in Section 10 and or Section 4 of the Montville Inland Wetland Regulation and Section 22a-41 of the Connecticut General Statutes, I move to approve application

213 IWC 18 **Thomas G. Faria Corp:** An application for the remediation, redevelopment and expansion of the Thomas G. Faria operations and facilities on the property located at 42 Pink Row, Montville CT. As shown on Assessor's Map 74 Lot 38 as depicted on the plan titled "Thomas G. Faria Corporation Redevelopment & Expansion Site Preparation Phase Drawings #42 Pink Row Montville CT, Prepared by Advanced Environmental Interface, Inc. 8 Old Indian Trail Middlefield CT" and the application and narrative revised to 2/10/14.

This is a conditional approval. Each and every condition is an integral part of the Commission decision. Should any of the conditions, on appeal from this decision, be found to be void or of no legal effect then this conditional approval is likewise void. Should any of the conditions not be implemented by the applicant or his successors within the specified permit time period, then this conditional approval is void.

Conditions of approval are:

1. A Pre-Construction meeting will be scheduled with the Inland Wetlands Officer prior to the start of the project
2. At the Pre-Construction meeting the name of the third party inspector will be provided as indicated in the Erosion and Sediment Control Narrative
3. If the location of the retaining wall changes or additional regulated activities are required the applicant will submit modified drawings to the Commission for review
4. Orange construction fence is to be placed behind the storm woodchip berm
5. Whenever earthwork is parallel to Oxoboxo brook and within 50 ft. of the delineated area the inspector or owner's designated engineer is required to be on site. The Inspector will provide a weekly progress report to the Commission.
6. Retaining wall lift stabilization plan is to be provided and approved by the Town Engineer
7. All six conditions will be printed on the drawing sheet 8 of 12 under General Notes.

Standard Reasons for Approval

1. The environmental impact of the proposed project does not have a significant effect on the inland wetland's and watercourse's capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and groundwater, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety.

2. The Commission has determined that the relationship between the short-term uses of the environment and the maintenance and enhancement of long-term productivity will have no impact on the surrounding wetland system

3. The proposed activity will not have irreversible and irretrievable commitments of resources.

4. The proposed project will not change the character and or add degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property.

5. The proposed activity use is suitable to the area.

6. The applicant has taken all feasible measures to mitigate the impact of any aspect of the proposed regulated activity.

Discussion, none, voice vote, 4-0, motion carried.

5. Show Cause Hearings: None
6. Remarks from the public relating to items on the agenda:

Chairman Brush asked three times if there were any remarks from the public relating to items on the agenda. There were none.

7. Old Business: a. **Richard & Elyssa Cullen:** An application for the construction of a pond on the property located at 467 Chesterfield Rd, Montville, Ct. As shown on Assessor's Map 20 Lot 3-4.

Colleen Bezanson inquired as to what the Commissioners Brush, Bartholomew and thought after they completed the site walk on February 15, 2014. Commissioners Brush indicated that it was a typical semi-wetland red maple swamp. Both he and Bartholomew had no concerns.

Ms. Bezanson indicated that her only suggestion was to flag the wetland area.

Mr. Cullen approached the Commission and explained that the pond area was flagged and he would flag the silt area if necessary. A discussion was held.

Motion made by Commissioner Houk seconded by Commissioner Bartholomew as follows: After giving due consideration to all relevant factors including those in Section 10 and or Section 4 of the Montville Inland Wetland Regulation and Section 22a-41 of the Connecticut General Statutes, I move to approve application

214 IWC 1: **Richard & Elyssa Cullen:** An application for the construction of a pond on the property located at 467 Chesterfield Rd, Montville, Ct. As shown on Assessor's Map 20 Lot 3-4 as depicted on the plan titled "Proposed Subsurface Sewage Disposal System Design Lot #1 Prepared for Richard Cullen with markups by New England Environmental Services showing Proposed Pond and Marsh" and the application and narrative dated 1-7-14.

Standard Reasons for Approval

1. The environmental impact of the proposed project does not have a significant effect on the inland wetland's and watercourse's capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and groundwater, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety.

2. The Commission has determined that the relationship between the short-term uses of the environment and the maintenance and enhancement of long-term productivity will have no impact on the surrounding wetland system

3. The proposed activity will not have irreversible and irretrievable commitments of resources.

4. The proposed project will not change the character and or add degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property.

5. The proposed activity use is suitable to the area.

6. The applicant has taken all feasible measures to mitigate the impact of any aspect of the proposed regulated activity.

Discussion, none, voice vote, 4-0, motion carried.

8.New Business: a. **SAMG Associates, LLC:** An application for a subdivision with a crossing and associated grading on the property located at 1784 Route 85, Montville, Ct. As shown on Assessor's Map 11 Lot 3A.

Ms. Bezanson stated that the application was for a 1 lot subdivision. The property was intersected by Latimer Brook. There was an existing cart path. However, a new culvert would need to be constructed. This would be done within the wetland area. The remaining grading work would be done in the buffer area. The plans had already been sent to the Town Engineer for review. Staff suggested a site walk. A discussion was held.

Motion made by Commissioner Houk and seconded by Commissioner Bartholomew to set a site walk for Saturday, March 15, 2014 at 10:00 a.m.

Discussion, none, voice vote, 4-0, motion carried.

9. Correspondence:

- Referral for proposed stream crossing to access an existing family residence at 418 Salem Turnpike and Route 82
- Basic Training informations
- New videos from DEEP on map reading and the functions and values of wetlands.

10. Other Business:

Colleen Bezanson spoke with the Town attorney at a Planning and Zoning Workshop. Legally there can be no waiting period or voting on items on the same night.

11. Executive Session: None

12. Adjourn

Motion made by Commissioner Bartholomew and seconded by Commissioner Riske to adjourn the February 20, 2014 meeting at 8:43 p.m.

Discussion, none, voice vote, 4-0, motion carried.

Respectfully submitted by, Heidi-Lee Jacobs, Minutes Clerk for the Town of Montville.

AN AUDIO RECORD OF THIS MEETING IS ON FILE IN THE MONTVILLE TOWN CLERK'S OFFICE.