

**TOWN OF MONTVILLE
INLAND WETLANDS COMMISSION
310 NORWICH-NEW LONDON TURNPIKE
UNCASVILLE, CONNECTICUT 06382
TELEPHONE: (860) 848-6779 – FAX: (860) 848-2354**

MEETING MINUTES

**Thursday, September 1, 2016 – 7:00 P.M.
MONTVILLE TOWN HALL, *Council Chambers***

A. Call to order

Chairman Douglas Brush called the meeting to order at 7:00 p.m.

B. Roll call

Present were Chairman Douglas Brush, Secretary Philip Houk, Commissioners Sandra Berardy, Jeffrey Greiner, Charles O’Bday III, and Howard V. Riske, Jr. Also present was Zoning and Wetlands Enforcement Officer (ZWEO) Liz Burdick.

C. New Business

1. 216IWC10 – 42 Pink Row (Map 74, Lot 38), Uncasville, CT – Applicant: Dakota Partners, Inc., Owner: Faria Beede Instruments, Inc. Modification of Permit #2013IWC18 for regulated activities in conjunction with adaptive reuse of mill buildings for multi-family residential. (*Decision Required Date November 4, 2016*).

Attorney Harry Heller, 736 Route 32, Uncasville, representing Dakota Partners, Inc., stated that, in 2014, the Commission authorized the issuance of a permit for a number of regulated activities on the property in anticipation of the construction of a new building on the property. The proposed activities would have resulted in approximately 50,000 SF of disturbance in the wetlands and upland review areas. Following an extensive review, Faria Beede Instruments, Inc., has determined that, due to the age and condition of the facility, the building(s) can no longer be retrofitted in order to effectively improve and expand their operations and are now seeking to either construct or relocate to a more modern facility in the Southeastern Connecticut area. The buildings are historic in character and have the potential of falling into decline or decay if they are not properly maintained.

Dakota Partners, Inc., who specializes in the adaptive re-use of old mill buildings for residential purposes, is interested in converting the property for multi-family residential use. As such, they recently applied for and were granted a Zone Change from an Industrial to R-20-M Zoning District by the Planning & Zoning Commission. The proposed site improvements to the property and conversion of the manufacturing property for multi-family use were presented. Following a review of the existing permit (#2013-IWC-18), it was discovered that there existed a substantial number of

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overlapping activities and have opted to request the Commission to consider approving a modification of the existing permit.

In conjunction with the evaluation of the site, Dakota Partners hired a Soil Scientist to evaluate the 2013 delineation. As the result, there are four (4) areas in which the delineation has been changed, as noted in the Anticipated Conditions Plan, which was submitted with the Permit Application:

Area 1 and Area 2, which is located between two retaining walls, notes an increase in wetlands delineation. Activity is being proposed in Area 2, resulting in the application.

Area 3, which is located in the southwesterly portion of the site, and Area 4 have been deemed to no longer be wetlands areas by the Soil Scientist. There is no activity being proposed in either of these areas.

Also submitted with the Application is a color-coded Regulated Area Disturbance Plan delineating the areas in which the 2013 permit granted authority to conduct regulated activities and the areas in which they are proposing to conduct regulated activities. A table is also included indicating the nature and square footage of the disturbance to the wetlands and upland review areas of the approved (2013) and proposed (2016) activities. The proposed level of activity will be reduced by approximately 35,700 SF from the 2013 application. A vast majority of the activities in both the wetlands and upland review areas involve the cleaning up of debris that has accumulated over time and invasive species, which have proliferated on the property. The clearing of the area will allow for the restoration of native growth and reintroduction of native species while increasing the biodiversity and general attractiveness of the area.

In the 2013 application, an area of 1,600 SF of wetlands area disturbance was proposed and approved by the Commission. In the current 2016 modification, the area of disturbance has increased to 2,600 SF, 2,300 SF of which are located in 2016 Regulated Area - 7, i.e., the area between the two retaining walls where the delineation has changed. As such, the majority of the increase in disturbance is due to the increase in wetlands delineation and not to an increase in activity. The only activity being proposed is the removal of debris and mitigation and removal of the invasive species located in the area, as indicated in the report.

A minor and temporary disturbance will also take place in the watercourse (2016 Regulated Area - 5) of approximately 300 SF along the northeasterly bank of Oxoboxo Brook to reinforce the failing foundation of the existing building. The engineers evaluated several different methodologies and have chosen to drill into the streambed and install Helical Piles and attach sheathing to restore the physical integrity of the building. The work would be conducted during the dry season when there would be little or no impact on the land.

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The Applicant will also be rerouting of all of the utilities, which is necessary to accommodate the reconfiguration and reconversion of the buildings into a multi-residential property. Currently, there is no drainage system, resulting in heavy flooding during times of significant rainfall. As such, the Applicant is proposing to install storm water drainage systems in both of the parking areas. A closed drainage system comprised of catch basins in the upper parking lot and the access road will be installed. The water will be collected in the basins and a hydrodynamic separator will be installed to mechanically separate the floatables/solids in the storm water before the water is discharged into the Brook. To help mitigate the significant flow of storm water in the lower parking lot, the Applicant is proposing the installation of a riprap swale with sand and a 4" perforated pipe at the outlet of the existing box culvert, located under Faria Lane. The culvert would be reinforced with a wing wall, within which a 36" culvert would be installed, to carry the flow into the Brook. The proposed plan incorporates very significant improvements over the previously proposed 2013 plan for the integrity and viability of the wetlands, and the ecology and the aesthetic qualities of the site as well as the quality of the storm water being discharged into the Brook.

In response to Chairman Brush, Atty. Heller stated that the mini basketball court will require some fill and paving. One-third of the court is in the Regulated Area. A portion of the children's play area is also located in the upland review area.

Will Walter, PE, LEED AP, BSC Group, CT, stated that amount of impervious area will be slightly decreased and provided a brief description of the methodology of the reinforcement of the foundation of the building located in the watercourse. The process will not involve any machinery and will have minimal impact and disturbance to the watercourse. Every 8-10 feet, steel helical piles will be vertically driven down into the edge of the bank, adjacent to the building. The piles will, then, be attached to a bracket that will be placed on the bottom corner of the existing foundation. A minimal amount of spoils generated by the drilling will be removed by hand and the existing cavity underneath the building will be filled with riprap, also by hand. The process is estimated to take three (3) to four (4) days. Approximately 60 linear feet will be reinforced.

ZWEO Burdick requested that the Applicant provide details of the de-watering, the cofferdam, the composition of the piles, and the erosion sediment controls that will be in place. She provided a brief staff report, referencing the reports provided by the Applicant, to the Commission and made herself available to the Commission should they have any questions regarding the Application. In addition, she proposed scheduling a site walk prior to or following the scheduled site walk at 1190 Old Colchester Road, Oakdale on Saturday, September 10, 2016 at 10:00 a.m.

Motion made by Commissioner Riske, seconded by Commissioner O'Bday, to schedule a site walk at 42 Pink Row on Saturday, September 10, 2016 at 9:00 a.m.

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Discussion: The Commission will meet in the lower parking lot. Voice vote, 6-0, all in favor. Motion carried.

ZWEO Burdick stated that the proposed plan will also be reviewed by the Town Engineer. Chairman Brush recommended that any questions the Commissioners might have regarding the proposal are to be directed to ZWEO Burdick or the Planning Office in an effort to streamline the process.

It was clarified that the unpaved parking lot located off of Route 32 that was recently constructed was part of the 2013 Application.

Motion made by Commissioner O’Bday, seconded by Commissioner Greiner, to table application #216IWC10 – 42 Pink Row to the September 15, 2016 meeting. Discussion: None. Voice vote, 6-0, all in favor. Motion carried.

Atty. Heller and Mr. Walter thanked the Commission for holding the Special Meeting to accommodate their existing time constraint.

D. Adjournment

Motion made by Commissioner O’Bday, seconded by Commissioner Berardy, to adjourn the meeting at 7:40 p.m. Discussion: None. Voice vote, 6-0, all in favor. Meeting adjourned.

Respectfully Submitted by:

Agnes Miyuki, Recording Secretary for the Town of Montville

AN AUDIO RECORD OF THE MEETING IS ON FILE IN THE MONTVILLE TOWN CLERK’S OFFICE