

**TOWN OF MONTVILLE
INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
THURSDAY, DECEMBER 19, 2019 – 7:00 P.M.
LOCATION: MONTVILLE TOWN HALL, Council Chamber
310 NORWICH-NEW LONDON TURNPIKE
UNCASVILLE, CONNECTICUT 06382**

1. CALL TO ORDER

Chairman Brush called the meeting to order at 7:19.

2. ROLL CALL

Present: Chairman-Doug Brush, Commissioners, Sandra Berardy, Jessica LeClair
Matthew Emilyta,

Absent: Vice-Chairman Charles O’Bday III Commissioner, Anthony Tufares, Alt.
Vacancy, Alt. Vacancy

Attending: Nancy Woodlock WEO.

3. MINUTES: Approval of Minutes from the November 21, 2019 Regular Meeting

MOTION: (Berardy/Emilyta) to approve the November 21, 2019 Regular Meeting Minutes as presented. Vote: Approved. In favor-Brush, Berardy, Emilyta. Opposed-none. Abstaining-LeClair

4. PUBLIC HEARING: None

5. SHOW CAUSE HEARING:

A. Continued for Mr. Richard A. Ryan-442 Fire Street, M14L3-A: Cease and Desist Order for the possible clearing/filling of a buffer and inland wetland area.

R. Ryan has not had an opportunity to conduct the required restoration due to weather. He will continue to work in January, weather permitting. N. Woodlock stated that R. Ryan does not need to file an application for a permit because the restoration plan is actually the permit.

MOTION: (Berardy/LeClair) to continue the show cause hearing until the January meeting. Vote: Approved Unanimously

B. Holly Lombardi Land Holdings, LLC/John Lombardi-18 Sachatello Industrial Dr. M5L27-10: Final report of the completed work in regards to the approved restoration plan as per the cease and desist order.

D. Brush stated he walked the site and thought they did a very good job on restoration. He stated the plantings are coming in nicely and the trees planted will take a few years to grow. The day he went for the site walk it was raining and everything was well contained with small exceptions.

MOTION: (Brush/Berardy) close the hearing on 18 Sachatello Industrial Dr. M5L27-10 as the work was done per the restoration plan Vote: Approved Unanimously.

6. REMARKS FROM THE PUBLIC (not relating to items on the agenda)-none

7. OLD BUSINESS: none

8. NEW BUSINESS:

A. 219IWC6-1499 & 1505 Hartford Pike (Rte.85), (Map 5, Lot 23A & 24A) Applicant: Deer Run Stable LLC, Owner: Asif Choudhry & Deer Run Stable LLC, an application for work within a regulated area in conjunction with the development of a gasoline station/convenience store.

Harry Heller, 736 Rt. 163 presented for the applicant. He introduced Stuart Fairbanks, (Angus, McDonald) Civil engineer, Demian Sorrentino, (Boundaries LLC) Soil Scientist, Mark Smith, Design Engineer and Martin McKinney, (Service Station Equipment). H. Heller stated they are proposing regulated activities in the upland review area. He described the property as across from Nascar on Route 85. The proposed plan is currently two separate lots which will be combined for the project. He stated the two houses that are now there are non-conforming and the proposed project will eliminate the non-conformity. H. Heller stated there are wetlands on the 1499 Route 85 property at the northeast corner.

The project is proposing two access points from Route 85. There will be a well and septic on the property. The septic system will be on the southwesterly portion of the property, as far away from the wetlands as possible. The fuel storage tanks will be located approximately 120' from the wetlands boundaries.

H. Heller has received comments from the Uncas Health District which they have addressed. The Town of Montville's engineer has provided several comments which the applicant has not had a chance to address.

There is a comprehensive plan for storm water runoff which will include oil separators which will accommodate any runoff from the pads of the two fueling sites. The rest of the runoff will be picked up by an enclosed curbed area around the project and directed to catch basins. The site will have a retaining wall stretching from the southeasterly side, along the northeasterly side and terminate to the toe of the improved slope which will grade down to the rip rap splash pad. The wall varies between two feet to about eleven feet high.

The site will be stripped and the topsoil will be stored in a top soil stockpile. After the installation of the tracking pads and the E & S controls the retaining walls will be installed which will segregate the construction from the environment. Construction will follow with the installation of the improvements of the storm water controls and the fuel storage tanks. H. Heller noted that the project is located in the New London Watershed area.

Mark Smith stated that due to the location of the project in the New London Watershed area they are taking extra precautions with the underground fuel tanks. He stated the tanks are double walled fiberglass with electronic detections for any leakage. The tanks will hold 8000 gallons and have overflow protection set to 95% of capacity. There will also be an audio visual alarm that will go off at 90%. M. Smith stated the piping from the tanks is also double walled. M. Smith stated that there will also be positive limiting barriers that are groves which go around the outside of the pads to keep any spilled fuel in the island/pad area.

Stuart Fairbanks, described the retaining wall as excavation to stable soil, concrete footings and rebar installed and concrete poured. The wall will be backfilled and controlled by an erosion control blanket until fully stabilized.

H. Heller stated he did not believe there was a significant impact which would require a public hearing but that it was up to the commission to decide if it rises to a significant impact.

D. Brush was concerned the proposed work in the upland review area does not leave any room for water to infiltrate before it gets to the wetlands. The applicant has used up most of the 50' of the upland review area adjacent to the wetlands.

H. Heller stated that the water runoff system is designed to treat the water before it enters the wetlands. He stated nothing is flowing off the site without being treated.

Demian Sorrentino, stated the storm water runoff system is designed to replicated what exists currently. He stated the water will infiltrate to the same places as it currently does. He does not believe the plan deprives the ground of water recharge.

Revised plans will be submitted to address comments by the town's engineer.

The applicant has not heard from the City of New London on the proposed project.

MOTION: (Berardy/Emilyta) to table until the January 2020 meeting 219IWC6-1499 & 1505 Hartford Pike (Rte.85), (Map 5, Lot 23A & 24A) Applicant: Deer Run Stable LLC, Owner: Asif Choudhry & Deer Run Stable LLC, an application for work within a regulated area in conjunction with the development of a gasoline station/convenience store. Vote: Approved Unanimously

9. CORRESPONDANCE: none

10. OTHER BUSINESS: none

11. EXECUTIVE SESSION-none

12. ADJOURNMENT:

MOTION: (Berardy/LeClair) to adjourn at 8:12. Vote: Approved Unanimously

Respectfully Submitted

Sue Spang
Recording Secretary