



**REGULAR MEETING OF THE INLAND WETLANDS AND WATERCOURSES AGENCY
MIDDLETOWN CONNECTICUT
OCTOBER 2, 2019**

Present: Commissioner Joe Carta
Commissioner Trevor Davis
Commissioner Kayleigh Pratt
Commissioner Paul Dyka
Commissioner Ken McClellan
Commissioner Constance Kisluk

Absent:
Commissioner Jammie Middleton
Commissioner Gabriel Russo
Commissioner Jack Pieper
Commission Robert Whitney
Commissioner Fred Terrasi
Commissioner Trevor Larrubia
Commissioner Jennifer Greenberg
Commissioner David Pritchard

Staff: Christine Raczka Marquis, Planning/Environmental Specialist

A. Call to Order / Pledge of Allegiance

The meeting was called to order at 7:04 PM with the Pledge of Allegiance. All members are voting members.

B. Public Hearing

- 1. Continued: Proposed expansion of a vehicle storage facility within the upland review area at 131 Tuttle Rd. Applicant/agent DATTCO Inc. 19-04 (Date of receipt 7/3/19; July meeting was cancelled and by email vote, it was approved to accept and schedule a public hearing on 8/7/19: Public hearing was continued to the 10/2/19 meeting.)**

Brian Panico, Engineer from Harry and Sons, gave an overview of the project including the updates to the site plan that the agency requested. The applicant had a soil scientist reflag the wetlands and they did find some changes which were updated on the site plans. Brian Panico explained the modifications that the City Engineer requested and why they could not implement all of his suggestions. Brian also explained their water quality plan and wetland mitigation plans.

Brian Panico explained why the applicant would not be paving the entire site and instead would be using millings. He discussed leaching from millings and that they are typically below

groundwater criteria. He also emphasized that they take on many of the characteristics of a paved surface.

Joe Carta asked if there were any members of the public who would like to speak. Since there were no members of the public present Joe opened the discussion up to the commission.

Joe Carta emphasized that the concern with the millings was not leaching but that they would quickly fill the catch basins on site. He stressed that there was already evidence of the millings filling several catch basins.

Brian Panico said that the site was originally paved but has not been maintained and that with this application are putting together a management plan to deal with those issues.

Jim Paldino, facility director for DATTCO, explained that the original surfaces will be repaved but would like the new proposed area to be millings. He also explained that they are planning on having the catch basin cleaned out and will address the ones by the building that are full.

Brian Panico explained that there are five catch basins in the proposed area and they will have five ft. of paving around them to prevent millings from filling the basins. He also said that the ones in question are small and therefore fill quickly.

Ken McClellan made a motion to close the public hearing. The motion was seconded by Kayleigh Pratt. The motion passed unanimously.

C. Old Business

Joe Carta moved the DATTCO hearing to old Business

Trevor Davis asked if there were staff comments on this project. Christine Raczka Marquis, Planning/Environmental Specialist explained that she and Tom Nigosanti, City Engineer, were in agreement about the modifications to the stormwater design to protect the wetlands in the area.

Ken made a motion to approve the facility on 131 Tuttle Rd. The motion was seconded by Trevor Davis. The motion passed unanimously.

D. New Business

1. Proposed removing and disposing of existing building and foundation and excavating of 380 cubic feet of material, fill of 240 cubic feet of material within 0.009 acres of land within the 100 foot upland review area for parking lot improvements to 30 Cooley Avenue. Applicant/agent Middlesex Health 19-07 (Date of receipt: October 2, 2019)

Attorney Richard Tomc, 179 Main St Middletown, explained the applicant's proposal to purchase the site and turn it into parking for the hospital. He requested that the application be granted administratively due to the minimal impact to the wetlands and the review area.

Ken McClellan asked what would be the impact to their property development plans if they scheduled a public hearing. Richard Tomc explained that they were hoping to close on the property in July and that they are concerned that the deal will not hold if there is a delay.

Trevor Davis stated that he had no problem suggesting that staff grant it administratively since it is a small impact.

Connie Kisluk expressed her concern that the boundary was determined by Middletown GIS and a 2012 A-2 survey. She would like that updated but had no issue with staff determining the boundary.

Christine Raczka Marquis, explained that she cannot determine the boundary because she is not a licensed surveyor. She also said that they require all applicants to hire a surveyor because the information in the Middletown GIS web application is not always accurate and therefore guidance. She also pointed that the City Engineer had some comments that have not been addressed and she has not seen updated site plans. Before she approved the plans administratively she would need to see those comments addressed.

The applicants engineer said that they would address those comments. He also explained that the wetland boundary is the nearby water course.

Trevor Davis made a motion to allow this permit to be granted administratively since there is minimal impact to the local wetlands. Ken McLellan seconded the motion but asked that staff comments are addressed and they confirm the 100 ft. boundary.

The motion passed unanimously. Joe Carta abstained from voting.

2. Proposed subdivision at Ridgewood Road (corner of Mile Lane) within the upland review area. Applicant/agent Sunwood Development Corp/Old Colony of Wallingford, LLC 19-09 (Date of receipt: October 2, 2019)

Ken McClellan made a motion to accept the application for a public hearing. The motion was seconded by Trevor Davis. Joe Carta asked why the commission felt this applicant needed a public hearing. Ken McClellan stated that this area is a sensitive area and he wants to make sure that the public has a chance to comment on the proposed development. The motion passed unanimously.

3. Proposed paving of existing gravel parking area and driveway within the 100 foot upland review area at 175 Industrial Park Road. Applicant/agent Kronenberger & Sons Restoration, Inc. 19-10 (Date of Receipt: October 2, 2019)

Ken McClellan made a motion to accept the application for a public hearing in November. Trevor Davis seconded the motion. The motion passed unanimously.

E. Agency Review
NA

F. Reports of Officers and Committees and WEO Report

Christine Raczka Marquis, Planning/Environmental Specialist, gave a brief update of the Citgo Station. Joe Carta asked about a pond along Arbutus St. Christine said that she would discuss it with Ron Baia, the Zoning Officer.

G. Public Open Forum

None

H. Minutes- September 4, 2019

Ken McClellan made a motion to approve the minutes from last month's meeting. Trevor Davis seconded the motion. The motion was approved unanimously. Connie Kisluk abstained.

I. Communication and Bills

NA

J. Adjournment

Ken McClellan made a motion to adjourn the meeting. The motion was seconded by Trevor Davis and passed unanimously.

Respectfully submitted,

*Christine Raczka,
Environmental Planning Specialist*