

**MIDDLETOWN INLAND WETLANDS AND WATERCOURSES AGENCY**  
**MINUTES OF FEBRUARY 6, 2002**

**Members Present**

R. Whitney  
J. Carta  
W. von Mahland  
D. Brown  
J. Beatty  
H. Bartoli  
L. Lukens  
K. Miller @ 8:00

**Members Absent**

Robert Trigo  
Mark Loman  
Doren Perruccio

**Others Present**

J. Sipperly, staff

A. Call to Order

J. Carta, Chairman, called the meeting to order at 7:07 p.m. in the Council Chambers at the Municipal Building. The roll was called and a quorum was determined. All members in attendance are full voting members tonight.

B. Public Hearing

1. Proposal for a six-lot subdivision on the East end of Sachem Drive and to allow the construction of a driveway to access lot #5 of the proposed subdivision (2001-24), Applicant\agent Bricon LLC, Custom Homes

Mr. Sipperly read into the record the legal notice of the public hearings.

Mr. Carta explained the public hearing process.

Mark Looram, P.E.L.S., registered with the State of CT, explained the plans in detail. Mr. Looram made changes and revisions to the plans due to comments from Tom Nigosanti the Chief Engineer for the City. Comments from J. Carta and J. Sipperly on the crossing location of the brook were also made. Mr. Looram explained the sheet details on the plans. Lot #2 the wetland area is 240 feet away. Lot #1 has no wetlands on or adjacent to it. Lot #3 adjacent to the pond, 60 feet from the wetlands with leaching system. Lot #5 contains the majority of the wetlands.

Originally he proposed 3 structural arches, one large structural arch will be required due to the drainage calculations. A catch basin and oil\water separator will be installed to collect the runoff from Sachem Drive.

Mr. Sipperly read the letter from Tom Nigosanti the Chief Engineer into the record.

Mr. Snarski, Soil Scientist discussed the species in the wetland Hemlock, witch hazel, trees, shrubs, Walpole, soil poorly drained soil.

Arline Rich, 615 Miner Street, reported that area is a sensitive area, due to ledge and wetlands. She is concerned with blasting as well.

W. von Mahland discussed alternatives such as a bridge, span.

H. Bartoli wanted alternatives discussed.

R. Whitney asked questions regarding the test pit and ledge depths.

Bricon's applicant stated he would research what the Commission asked for.

Motion: To continue the Public Hearing until the next regularly scheduled meeting.

Moved by J. Beatty\seconded by W. von Mahland

Approved unanimously

Motion: To hold a 10 minute recess at 8:30 p.m.

Moved by J. Beatty\seconded by R. Whitney

Approved unanimously

J. Carta reconvened the meeting at 8:40 P.M.

2. The construction of 22 residential building lots, road and utilities and the construction of driveways to proposed building lots. Property owned by Harmon, Seifert and Wimler. Applicant\agent George Smilas, (2001-30).

George Smilas P.E. represented the applicant.

Lots #1 and #2 have a wetland crossing. Lots #13 and #14 also have a driveway crossing.

64 is the total acreage of the site. There will be 41 acres of open space. The 41 acres is a broad band of property that has been farmed along west rock brook. Public water and public sewer will serve the lots.

Stormwater drainage consists of 2 detention areas that will accommodate the run-off from all the upstream property.

Mr. Sipperly read Tom Nigosanti, Chief Engineer's letter dated January 9, 2002. Mr. Smilas responded to those comments.

Raymond Bagloyse questioned the alternatives of the proposed plans.

Mr. Smilas presented an application for an alternative plan showing a conventional subdivision with a side street to Pheasant Drive and Arbutus Street.

Ralph Shaw wanted to have the 41 acres protected. He discussed the history of the land. He wants a covenant to protect the 41 acres.

Tom Liska, Kelsey Street, discussed the wildlife and need to protect the area and wetlands.

Michael Eunis, Mapleshade Road, rich source of animal habitats. Questioned the future maintenance of the detention ponds, by whom?

He further stated Section 8 of the Commission regulations considered relative facts, functions of wetlands (#5).

Linda Bowers, Cranberry Lane, steward of the land here owned by the Middlesex Land Trust said she is also concerned about the detention ponds maintenance.

Gadaya Stones, Kelsey Street, asked about the cluster vs. conventional subdivision.

George Smilas, reported that, the detention basins, will have an easement in favor of the City of Middletown.

.10 of acres of wetlands will be disturbed for the 3 driveway crossings. The other 22 acres of wetlands on the site are high value, significant wetlands.

George Smilas reported that if the City is interested in the 41 acres of open space, the applicant would consider donations to the City.

R. Whitney questioned the possibility of having a single crossing rather than a two-drive crossing.

Commissioner D. Brown questioned the wetland delineations.

Motion: To continue the Public Hearing until the next meeting. In the mean time wetlands on lots 1,2,3,12,13,14 and 15 will be re-examined in the field.

Moved by J. Beatty\seconded by H. Bartoli

Approved unanimously

C. Old Business

- a. Proposal for a six lot subdivision on the East end of Sachem Drive and to allow the construction of a driveway to access lot #5 of the proposed subdivision (2001-24), Applicant\agent Bricon LLC, Custom Homes

This public hearing was continued until March 6, 2002.

Motion: To move item #4 on the agenda to item #2.

Moved by J. Beatty\seconded by H. Bartoli

Approved unanimously

3. Construction of a driveway for access to a proposed residential house, located at 50 Fairchild Road, Applicant\agent Stephen G. Borrelli (2001-30)

G. Smilas, PE, represented the applicant. He discussed the applicant's desire to cross the wetlands for accessing a small portion of his property. Mr. Sipperly asked what was the intended erosion for the crossing. Discussion ensued regarding the need to conduct the crossing and other alternatives.

Motion: To continue this to the next meeting to explain in detail what the need is.

Moved by W. von Mahland\seconded by H. Bartoli

Approved unanimously

Motion: to have a 10 minute recess

Moved by K. Miller\seconded by J. Beatty

Approved unanimously

J. Carta Chairman called the meeting back to order at 11:05 p.m.

2. Presentation of Kleen Energy Systems

Mr. Sipperly read the proposed draft motion into the record. Members of the Commission were mailed copies of the proposed motion.

Discussion ensued regarding the content and findings and stipulations.

Other stipulations added were as follows:

11. A bond shall be submitted prior to the start of construction activities to include the installation and maintenance of all erosion and sedimentation control measures. Said bond will be calculated by and submitted to the Planning, Conservation and Development Office.
12. All sedimentation control structures and drainage systems should be designed to handle a 100-year storm event.
13. That the use of the sewer water on from the Mattabasset Treatment Plant be investigated as a coolant by the power plant. By doing this 10 million gallons of treated water will be eliminated from the CT River.
14. Information developed on the cooling waters should be reviewed by this agency.

K. Miller distributed some comments and these were discussed.

Motion: That we schedule a special meeting for February 19, 2002 at 7:00 p.m. in 208, and that comments to staff should be in by Tuesday.

Moved by J. Beatty\seconded by L. Lukens

Approved unanimously

3. The construction of 22 residential lots. Harmon, Seifert and Wimler (2001-30)

This item is continued for a Public Hearing.

D. New Business

1. Application for the construction of a road for a subdivision with drainage channels and detention pond located on Kelsey Street. Property owned by Harmon, Seifert, Wimler (2002-01)

Chris Bell reported the details

42 acre site 10-12 acres of wetlands. 10 acres will be open space. This is an environmental large lot subdivision. A detention pond is outside the wetlands area. 17 lot subdivision. One driveway crossing is being proposed.

Motion: To accept the application and accept it for a public hearing at next regularly scheduled meeting due to public interest.

Moved by J. Beatty\seconded by H. Bartoli

Approved unanimously

2. Application for grading and installation of utilities for the construction of single family homes on Randolph road, Applicant Michael Gazzillo, (2002-02)

Motion: To accept the application

J. Beatty\seconded by H. Bartoli

Approved unanimously

3. Application to install a sanitary sewer located at 161 and 175 Johnson Street, Applicant Paul Szewczyk (2002-03)

Chris Bell explained the plans in detail. The lower section of Johnson Street. An existing sanitary exists and wants to serve 2 properties with the installation of a lateral sewer main. Excavation will be down 10 feet. This will be going to the sewer commission as well for approval.

Motion: That a permit is not required for this activity, however staff should be notified prior to the commencement of construction activities.

Moved by J. Beatty\seconded by W. von Mahland

Approved unanimously

4. Application for the construction of a single family home, sanitary sewer and water main located on Atkins Street, Applicant Kerry & Nadine Cloukey (2002-04)

Motion: To accept the application

Moved by J. Beatty\seconded by W. von Mahland

Approved unanimously

5. Proposed single family dwelling within the wetlands boundary at 324 Freeman Road. Applicant Richard & Laurie Rapp, (2002-05).

Approx. 1800 square feet of regulated area will be impacted. No wetlands will be disturbed.

Motion: To accept the application

Moved by J. Beatty\seconded by L. Lukens

Approved unanimously

E. Enforcement Officer's Report

Mr. Sipperly explained that Mr. Bell was on personal leave and that D. Bradley was serving as the Wetlands/Zoning Enforcement Officer.

F. Agency Review

1. Lot #8 Cranberry Lane, Trican Realty, Michael Cannata

Mr. Cannata explained the plans and history of this lot. He passed out maps. Mr. Sipperly was at the site the time the wetlands were delineated by J. McManus. A discussion ensued.

Motion: That no permit is required provided that no lawn be created beyond the 200 foot elevation mark and that the debris will be removed, tires, old silt fence, etc.

Moved by J. Beatty\seconded by H. Bartoli

Approved unanimously with D. Brown abstaining

2. Renewal of Permit 97-2 Beverage Mart Plaza at 955 Washington Street

B. Metcalf submitted a letter for renewal. The Commission discussed the merits of the proposal. No changes are being made.

K. Miller explained that a clear cut was conducted on George Street and that activity may cause problems down gradient from this site. Discussion ensued.

Motion: That the permit be extended for 5 years

Moved by W. von Mahland\seconded by J. Beatty

Discussion ensued

Approved with H. Bartoli abstaining and K. Miller opposed.

G. Reports of Officers and Committees

H. Public Open Forum

Arline Rich discussed a letter regarding noticing of minutes.

I. Regular meeting of January 2, 2002

Motion: To table the minutes

Moved by D. Brown\seconded by K. Miller

Approved unanimously

J. Communications and Bills

K. Regulatory Workshop

L. Adjournment

Motion: To adjourn at 12:10

Moved by D. Brown\seconded by K. Miller

Approved unanimously

