

Chm. Paul P. Parisi; V-Chm. Dr. Eric Lowry; Secretary Cos Giuffrida; Dr. Christie McLeod; Ralph Shaw II.

COMMISSION MEMBERS PRESENT

George Augustine; Robert F. Chamberlain; Daniel Z. Shapiro; Conrad J. Tyaack.

ALTERNATE MEMBERS PRESENT

Vincent J. Loffredo; Mayor Anthony s. Marino.

COMMISSION MEMBERS ABSENT

George A. Reif, Director; Catherine V. Raczka, Assn't Dir.; Althea Rinaldi, Secretary; Florence Pelc, Transcribing Secretary.

STAFF

Phil Bauer, Engineer, Public Works Dept.; Jeff Kotkin, reporter, Middletown Press and approximately 14 people at large.

OTHERS

CHAIRMAN PARISI:

CHM. PARISI CALLED THE MEETING TO ORDER AT 7:30 AND MADE THE NECESSARY ACTING ALTERNATES.

I will call the meeting to order. In the absence of Comm. Passanesi, Comm. Augustine will be sitting in as an acting member tonight. Commissioner Loffredo indicated that he would be late tonight and therefore in his place Comm. Shapiro will be sitting in. The first item on the agenda is the public hearing and I will ask the Secretary to read the call.

Commissioner Augustine acting for the absent Comm. Passanesi; Commissioner Shapiro acting until the arrival of Comm. Loffredo.

ACTING ALTERNATES

SECRETARY GIUFFRIDA:

THE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING MAY 9, 1979, starting at 7:30 P.M. , IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONN., TO CONSIDER THE FOLLOWING:

ITEM 1. APPLICATION FOR SPECIAL EXCEPTION FOR A PROPOSED LANDFILL ON THE PROPERTY OF KANE, COSKER, SCARROZZO, AN I-2 ZONE LOCATED OFF TUTTLE ROAD AND ROUTE 72. APPLICANT PHILIP ARMETTA.

SPECIAL EXCEPTION FOR A PROPOSED LANDFILL OFF TUTTLE RD. AND RT. 72 APPLICANT PHILIP ARMETTA

CHAIRMAN PARISI:

The legal notice appeared in the Middletown Press on Saturday April 28, and Saturday May 5, 1979. I will ask whoever is here to speak for this proposal to come forward and identify themselves for the record.

PHILIP ARMETTA:

My name is Phil Armetta and I would like at this time to ask if my Engineer and my Attorney can sit along with me.

CHAIRMAN PARISI:

Would you identify them for the record please.

ATTORNEY WHITE:

My name is Attorney Tom White, from Middletown.

BILL POWELL:

My name is William Powell, professional engineer from Wethersfield.

PHIL ARMETTA:

This is my first appearance at any public hearing and I don't know quite what the procedures are so if you will kindly give us some guidance I would appreciate it.

CHAIRMAN PARISI:

Why don't you just tell us what your proposal is and explain what you want to do and where you want to do it and I'm sure that your Attorney and your Engineer have done this before so they can help you along.

PHIL ARMETTA:

O K Basically a little of my background is, I'm involved with the Dainty Rubbish Service. We own and operate the rubbish service and we are located here in Middletown in the Industrial Park. It has come to our attention and we are quite aware and I'm sure that you people are to that there is a drastic need for a disposal sites or areas. I have been in contact with the Mattabesset Sewer District. They have a critical problem. They are hoping to extend or expand their present facilities and they need a site to dispose some of there materials that has been stock-piled there. They are looking for a long term site for their future disposal of residue that comes out of the treatment plant once it's treated. And I've got these two sites here....(Inaudible). What I am proposing there is to establish a portion of that site for demolition debris and the remaining portion for that stock-piling of depositing of this material. Our final intent there would be to deposit this material to such a grade that it would allow us to in the future to develop the site to build on it. You may or may not be aware of it but I have put up two or three buildings here in Middletown, in the Industrial Park and I'm directly or indirectly involved in others. So that we come here as both a rubbish man and a developer. There is also...that I'd like to bring to your attention the fact that Middletown itself needs this site. Presently the treatment plant in Middletown is generating large quantities of this material. They are depositing it at the landfill on Johnson Street. In my estimation and it's my opinion it's being disposed of in a unsanitary manner, and it is being disposed of on a site that really should not except this material and in term I am offering this alternative not only for Mattabesset but for the use of the City. The soil on this Tuttle Road property... this was a mined out piece of land that material taken from it was used to make bricks. The base of these two lots are still substantially of a clay material. One of the analysis of studies that I saw stated that the (Inaudible) of this material will allow water to seep through at the rate of 50 feet per year, or less. And you couldn't ask for anything more secure even if you put a (Inaudible) concrete. So that this site is ideal. It offers a secure site, its presently serves no purpose, it's a hole in the ground, and we wish to utilize it, Mattabesset needs it, the City needs it. The final stages of it we intend to develop it and make into a valuable piece of property and help with the tax situation. We expect to put buildings on it and it is zoned Industrial. You can not build on it presently, and I think that I talk to much so I'll stop right now. I would be very happy to answer any questions you may have.

CHAIRMAN PARISI:

You wouldn't be putting in any garbage or rubbish that you would be picking up at a household? It would be strictly demolition from a building or whatever the residue is from the sewage treatment plant.

PHIL ARMETTA:

Absolutely not. We are applying for a DEP permit. I couldn't put anything in there first of all unless I was permitted by DEP. There has been some preliminary studies made of the site. They have been very favorable because of the location and because of the material that is there. We would be controlled strictly by DEP. We would be monitored, we would have to work under their guide lines. I live in town, I pay taxes in town, I've got my name and my company's name is going to be right there. I would do nothing to jeopardize either one of those. This would be strictly for demolition debris and ash sludge from the Mattabeset District and hopefully from Middletown's own sewage sludge which they have a dying need for a disposal site.

CHAIRMAN PARISI:

Does your Engineer or Attorney wish to make any comments?

BILL POWELL: (ENGINEER)

I would like to just comment on the...particularly on the sub-soil on this particular site.

CHAIRMAN PARISI:

Before you comment on the soil you might want to show specifically where this site is in relationship to.....use the map there and show.....

BILL POWELL:

This is it. Coming off Newfield Street....Tuttle Road the new road that has been... (Inaudible) that has city water on it and fire protection. We come by the abandoned railroad right-of-way and the property that we are talking about is here at the railroad down in this direction (pointing to map), and back to the road a total parcel size of approximately 20 or so acres. The contours are not on this particular property but the way that the water (Inaudible) here is very important. Starting at Tuttle Road the drainage is in a direction like this through a culvert presently in the old railroad right-of-way to this Sebethe River. The water shed of this particular property starts right at the road. Nothing from this property..when rain falls on this property everthing goes in a northerly direction towards the river. On the other side of the road the rain falls and goes in a southerly direction towards Swamp Road . But this area here is all (inaudible) in this direction. We plan to intercept the rainfall which would come off the hill up here, this has an elevation of 100 feet up here on this high plain,area. The hole that Mr. Armetta referred to is right in here, it's an area that's was abandoned by the people who have theKane Brick or it's predecessor in the brick business. The drainage even at present is in this direction so there is essentially no pond or water in there. We have put test holes inindicated a total of seven locations, one, two, three, four, five, six, seven. It's clay just as we had expected. It seems to be virgin clay,that's still there. They just stopped because it wasn't (Inaudible) to continue at that particular location. This sub soil is extremely

important in any disposal site, because this means that you know where any (Inaudible) shaped that may be produced and which you attempted in any site to minimize. You know which way it's going to go, and it's going to go down in this direction through the land that the applicant controls so that it can be (Inaudible) and minimized and essentially there will be minimal effect at the time that it enters the final area where it would go toward the...Sebethe River and then into the Connecticut River. Even when the land is finished the drainage will still be in the direction...in this direction there. There is an existing culvert under the railroad right-of-way which actually acts as a dam in that particular area. I see on this map a line that says flood plain land, that must of been put on by someone in your Town Hall here, it doesn't very well indicate the situation that exists there because when this railroad was put in here there is an area that essentially acts as a dam, probably 20 feet high. If any of the Commissioners have any questions I'd be happy to answer them.

COMM. LOWRY:

Yes...George, the shaded area.....

MR. REIF:

There are two things shown on the map. The purple area is the flood plain and the blue line area is the streambelt, both from sources well known to.....

BILL POWELL:

It's the Inland Wetlands.....

MR. REIF:

No No I didn't say anything about the Inland Wetlands map. The Inland Wetland map information is not shown there. In your map you didn't show any of this. What we have may not be right but you didn't show anything.

COMM. LOWRY:

The total shaded area is flood plains?

MR. REIF:

Yes. So this area that they are talking about here is not in the flood plain or the streambelt, the rest of it is according to our map.

BILL POWELL:

I believe that with some engineering work and petitioning through the proper channels we would be able with the as built situation which has existed for some number of years, I don't know exactly how many, from what I heard it was 30 or 40 years, this flood plain line we could petition for a new placement of that particular flood plain line so that it did coincide with the railroad tract where it acts as a dyke. That is something that we have not done at this particular time.

COMM. TYAACK:

Who would you...(Inaudible) petition....(Inaudible)

BILL POWELL:

I have not done my homework on how you would go through the replacement of the flood approachment line.

CHAIRMAN PARISI:

Comm. Tyaack would you speak into the mike, they're not picking you up on the tape.

COMM. TYAACK:

My question was who would he petition to move.....

BILL POWELL:

I can't address myself, I'm not sure...specifically I didn't come....to know about requesting a change in the flood approachment line.....

MR. REIF:

Somewhere along the line it involved a corp of Army Engineers from whom we've gotten the map that we are using. It indeed may be incorrect.

COMM. TYAACK:

You mentioned a.... lifetime, what's a lifetime....

BILL POWELL:

The lifetime is difficult to predict because it's not like a landfill with municipal refuse coming in which is easy to predict here. Here we have a sufficient area in the parcel that we are presenting this evening to handle the 20 years that Mattabesset is interested in discussing a long term contract for 20 years for the solid waste that is put out of their plant. There is not a very large volume that comes out of the plant especially as it will be modified with addition, so that it is a completely different situation from the typical onelandfill where you said how many years do I have before I fill it up.

COMM. TYAACK:

To follow up on(Inaudible) volumes...the final grades.....

BILL POWELL:

We have done some very rough estimates at the time....what was the total lift that we talked about Phil....in some places what depths were we able to.....15 or 20 feet approximately in that area and certainly it's not going to all be used. So we might have 15 to 20 acre feet that are available to us.

COMM. TYAACK:

You will at that time show us your final grading.....

BILL POWELL:

Certainly. We would show what we would intend in the final grade the various time periods. The final grades...we could talk about what looks like...the final grades would be determined by what is a reasonable grade that would be something that you could develop afterward. We would not plan to build up on (Inaudible) where you couldn't use the property afterwards. That is not the intent. As the parcel was developed the contours would very definite have the water flow in this direction because correctly done a site like this a rainfall falls on the site does not go into the (Inaudible) and drains off. The site is ideal in that situation, because the drainage presently drains to a river which is not a class A stream and it will continue to do that. The drainage will always be able to be maintained in that direction. I would assume that it would approach somewhere slightly above the road level in the final configuration. Now how that develops and where the first (Inaudible) that's a little up in the air right now because that would be determined by the DEP's suggestions when they are involved in the permittee situation. They have made an initial (Inaudible) survey and they have indicated that the site looks favorable as a potential site to dispose of material that we have discussed. This occurs in about 10% of the sites that they go out and survey every year. The other 90% come in initially with a negative... it really isn't a good site. They were impressed by the potential that this site has. This is a normal procedure that DEP encourages any person that has some land to do. It wasn't the case that we were going to them before we came to you. We have done our first initial surveys and we have done some initial work on the borings here. These were done on the request of DEP so that they could supplement their initial reconnaissance surveys with just some additional information to have. They were particularly concerned where the water level was at high water which was only a few weeks ago. So we are continuing to monitor this particular area through the year so that we will have a complete data.

CHAIRMAN PARISI:

Are there anymore questions from the Commission members?
Mr. Armetta is there anymore that you want to add?

PHIL ARMETTA:

The only thing that I will say is about sludge. I have a booklet here put out by the EPA Environmental Protective Agency and this booklet describes how this material is utilized in crop land as an additive or nutrient for farmers how to grow food so that if there were some concern as far as the contamination or problems in that area this material is being used in other parts of the country as nutrient or fertilizer to grow vegetables. That would be all that I would like to say, thank you.

CHAIRMAN PARISI:

Thank you. Are there anymore comments or questions from the Commission members? Is there anyone from the public who wishes to speak in favor of this proposal? Is there anyone who wishes to speak in opposition? If not than we will close the public hearing.

Florence Pelc
Florence Pelc
Transcribing Secretary

Paul P. Parisi, Chairman
Planning and Zoning Commission

Approved at meeting of _____