

Minutes of the Regular Meeting of the Inland Wetlands Agency on February 17, 2010.

**A. Roll Call**

Present: Alan Cegan, Cathy Collins, Jim Connors, Ken Cowden, Eric Karlsen, Lynne McNamee and Phil Fulco.

Absent: Jon Higgins, Joel Levitz and Steve Munson.

Fulco called the meeting to order at 7:30 p.m. and deemed Collins the voting alternate.

**B. Pledge**

All stood for the Pledge of Allegiance.

**C. Public Comments**

Frank Goodrich, 70 Regent Terrace, Board of Aldermen questioned the minutes of the previous meeting stating that the author of the email was not disclosed. Fulco clarified that it was disclosed and is in the minutes.

**D. New Business**

1. **Application IW-A-10-003: 401 Old Gate Lane, Gabrielli Truck Sales –**  
renovation and addition to existing truck facility including new parking areas, regarding and stormwater improvements within 100' of a wetland in the Indian River Watershed.

MaryRose reported that this is a proposal by Gabrielli Truck Sales for an addition and renovation to the existing building and additional parking areas including stormwater drainage and water quality improvements. John Schmitz of BL Companies was present to review the application.

John Schmitz, Civil Engineer with BL companies representing Gabrielli Truck Sales reviewed Plan EX-1 the owner is Gabrielli Truck Sales and they are sales and service and then he orientated the members to the site. They have purchased the 2 acre parcel on the east side of the property and are looking to renovate and expand for more sales and service. Wetlands are located on the SE corner and flows onto Lowes property. There are 1900 sq ft of wetlands on site. The existing area is paved and was used for overflow parking for the old Jai Alai and goes up to 15' of the wetlands. Michael Klein flagged the area 2 years ago.

Plan SP-1 was reviewed and the plan is to expand the building to be 62,000 sq ft. and expand the parking. There will be a service park drop off and rear parking for a waiting area for serviced vehicles to be picked up at a later time. This is for large trucks; snow plows, 18 wheelers, garbage trucks, etc.

Plan EX-1 shows no drainage system existing on site. Plan GD-1 shows the proposed drainage system and takes advantage of the connection to Lowes. There will be 2 outlets to a detention infiltration basin with catch basins to vortech units then the outlet to the basin then into the Lowes system. This reduces the parking in this area. The proposed pond replaces the existing paved area and the water quality improvements were reviewed. Currently there is no pretreatment for the first flush but the proposed plan will provide that renovation. The system is designed for a 100 year storm event. Soil and erosion control measures were reviewed and are in the plans.

Fulco asked if the detention basin is to be a wet bottom. Schmitz stated that it is and the DEP maximums were used for the infiltration rate. The flows will not increase and they are not impacting the existing system.

McNamee asked what the change in impervious surface would be. Schmitz stated that the existing impervious is 7.6 acres and the proposed impervious will be 5.6 acres. The majority of the pervious will be the pond and green space along the edges of the property. McNamee questioned fill being brought in. Schmitz stated that there is a 4-6' grade change existing in the parking area and they will be importing material to bring the eastern portion of the site up to grade. The pond will be dug down 2' and then building up. There is also a bit of a hillside along side Lowes (10-12'). They will be cutting into the hill as well. There are some environmental issues on the site and Gabrielli will be capping and keeping them in the ground but wherever there is any problem material they will be transporting it offsite per the appropriate permits.

Fulco asked about testing the hill. Schmitz stated that it is ledge and the majority of the problem is immediately around the building and will be addressed with the foundations for the additions. When Ford sold the property to Gabrielli, as part of the sale condition, they said that they will be dealing with the environmental issues on the property.

Schmitz spoke of geotechnical findings on the site mostly clay and ledge with some fill in the parking area they purchased from Lowes. He also reported that they had a prior application that was to extend the building in an L shape but there were poor soil conditions. That application was withdrawn and the plan was reworked. Fulco noted that they would be adding quite a bit of lawn area and trees. Schmitz agreed.

MaryRose stated that she had a concern with percolation rates but that they seem to have been addressed and any contaminated materials will be dealt with under the DEP and the Transfer Act.

The following motion was made by Connors, seconded by Cegan:

Mr. Chairman, after duly considering all relevant factors, I move to approve application IW-A-10-003, 401 Old Gate Lane based on the plans entitled "Inland Wetlands Application Gabrielli Truck Sales Redevelopment, 401 Old Gate Lane (CT. RTE. 708) Milford, Connecticut" by BL Companies, cover and 14 sheets dated 1/27/2010, the information in the file and presented this evening, for the following reasons:

- This action will not have an impact or effect on the physical characteristics of the adjacent wetlands and watercourses.

With conditions including:

- The permittee shall post a performance bond of to be calculated prior to any site disturbance to insure that the site development will proceed and will be completed according to the approved design. The permittee shall also post a mitigation planting/monitoring bond to be calculated for the monitoring of the construction and plantings of the planting and mitigation areas for a period of 3 years.
- The permit is issued 2/17/2010 and expires 2/17/2015.

That is my motion.

#### **E. Minutes**

A motion was made by Connors, seconded by Cowden to accept the minutes of 2/3/10 as presented. The motion carried unanimously.

#### **F. Subcommittee Reports**

McNamee reported that there will be a Bylaws/Regulations subcommittee meeting before the first regular meeting in March.

#### **G. Staff Report**

- The DEP has not yet posted the Spring training dates. MaryRose will email these as they are received. Please respond quickly with the dates that you would like to attend as training in our area fills up quickly.
- The updated synopsis of Commissioner Experience was emailed. Please submit any revisions or changes.
- MaryRose attended CCM training today on "Making the best Land Use Decisions" with Commissioners Cegan & McNamee as well as DPLU acting Director Novak. The program was more wetland soils than making land use decisions as it was advertised to be. There are several other offerings from CCM if you are interested in taking them please let me know.
- Please remember to call or email the office if you are unable to attend a meeting.

**H. Chairman's Report**

- CCM has been putting on a lot of programs lately, which are free opportunities.
- The next meeting is March 3<sup>rd</sup> in this room.

There being no further business to discuss, the meeting adjourned at 8:05 p.m.

Respectfully submitted,

Lisa Streit

These minutes have not been accepted or approved.