

TOWN OF MONTVILLE
INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
THURSDAY, SEPTEMBER 20, 2018 – 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 7:00.

2. ROLL CALL

Present: Chairman-Doug Brush, Vice-Chairman Charles O’Bday III, Secretary Philip Houk, Commissioner Jessica LeClair, Sandra Berardy

Absent: Commissioners Anthony Tufares, Full Vacancy, Alt. Vacancy, Alt. Vacancy

Attending: none

3. MINUTES: Approve the Minutes of the August 16, 2018 Regular Meeting as amended.

MOTION: (LeClair/O’Bday) to approve the August 16, 2018 minutes as presented.

Chairman Brush stated he would investigate all **Wetlands** ~~the~~-issues

Vote: Approved Unanimously

4. PUBLIC HEARINGS-none

5. SHOW CAUSE HEARING (s)-none

6. REMARKS FROM THE PUBLIC (not relating to items on the agenda)

Adam McNiece, 1446 Rt 85, stated he came last month and has not heard from the Chairman concerning the issues he presented at the previous meeting.

Chairman Brush stated he had investigated the issues brought before the Commission and he will present the results during, “Other Business.”

7. OLD BUSINESS:

A. 2181IWC14-Lake Drive (Map 108 Lot 104) Applicant /Owner Oxoboxo Beach and Boat Club, Inc.-Repair of existing boat launch and placement of riprap within the review area.

Applicant is requesting a permit to reposition concrete boat ramp rails by hand using a crowbar, to install 4-7” rip-rap between the rails, and on the outer edge of the rails to approximately 1.5 ft. The rip-rap will also be placed by hand.

Some of the members did a drive by of the site and did not see any issues with what the applicant is proposing.

MOTION: (LeClair/O’Bday) After giving due consideration to all relevant factors including those in Section 10 and or Section 4 of the Montville Inland Wetland Regulation and Section 22a-41 of the Connecticut General Statutes, I move to approve application 218 IWC 14 Oxoboxo Beach & Boat Club Inc.: An application for work within a regulated area on the property located on Lake Drive, Oakdale, Ct. As shown on Assessor’s Map 108 Lot 104 as depicted on the site plan titled “Oxoboxo Beach and Boat Club Boat Launch Repair – Fall 2018.” With standard reasons for approval.

Vote: Approved Unanimously.

B. 218IWC15-Leffingwell Road, Noble Hill Rd, Trading Cove Brook, Applicant Norwich Public Utilities (NPU) to extend existing water transmission main through portion of Montville.

- The proposed work does not include any filling or grading within the wetlands, and will not introduce any new water into the wetlands. The majority of the work will take place in the right of way area, in previously disturbed soils with erosion and sediment control measures in place.
- Minor temporary work will be done where the main crosses Trading Cove Brook to install pilings that will support the steel structure used to support the elevated main over Trading Cove Brook. The work will be limited to the immediate area of the footings and staked straw wattles will be put in place. If dewatering becomes necessary a clear water discharge will be maintained.

Commissioner LeClair visited the site and was concerned about the deep banks and the erosion that may happen during construction.

Darren Haywood of CLA Engineers presenting for the applicant stated that because of the steep slopes they chose to use an auger to drill the hole for footings instead of a traditional excavation machine. He stated they could take extra care to take the risings/soil pulled up with the auger to assure it does not fall down the slope. There are erosion control measures down stream and along the stream.

J. LeClair stated the wetlands appeared to be of significant value and the stream should be protected from sediment going in the river from construction.

The applicant stated there were no trees scheduled to be removed but brush and over growth will be trimmed.

D. Haywood stated the work could begin in 2019 or possibly 2020. He also stated there have been a few minor modifications to the plan not effecting the wetlands. He informed the members that because of the flood plain the applicant asked that the pipe be raised approximately two feet higher than previously stated.

A blow out valve will also be installed in the pipe to keep the water moving in the case of extreme cold. The 2" valve would be opened to let the water out. The issue of how much chlorine is in the water was raised but D. Haywood stated that when the water is release it will be naturally filtered. He will provide the levels of chlorination to the members. He stated that using the blow off valve would be a rare occasion but it is used in many other instances.

D. Haywood was instructed to bring updated plans showing the new pipe elevation and the blow out valve to the next meeting

MOTION: (Houk/O'Bday) to table 218IWC15-Leffingwell Road, Noble Hill Rd, Trading Cove Brook, Applicant Norwich Public utilities (NPU) until the October 18, 2018 meeting. Vote: Approved Unanimously.

8. NEW BUSINESS

A. 218IWC16-198 Gallivan Lane, (M55L52) Applicant: Martin M. Rutchik Trustee of the Martin M. Rutchik Revocable Trust dated May 7, 2009. Applicant is proposing to develop a 31,300 sq. ft. self-storage space to accommodate ten buildings as referenced on site plan.

The Applicant is requesting approval to conduct the following activities in the upland review areas adjacent to the grass swale which runs through the development portion of the project site:

- a. Construct portions of the 1,600 square foot and the 2,200 square foot storage building with Office and caretaker apartment above, in the upland review areas adjacent to the grass swale which bisects the property in a northwesterly to southwesterly orientation.
- b. Construct paved maneuvering aisles and install storm water structures within the upland review areas located northeasterly and southwesterly of the grass swale which bisects the property in a northwesterly to southwesterly orientation.
- c. Propose a reserve septic area in the upland review area located southwesterly of the grass swale which bisects the property in a northwesterly to southwesterly orientation.
- d. Construct a segmental concrete block retaining wall within the upland review area adjacent northeasterly to the grass swale which bisects the

Property in a northwesterly to southwesterly orientation.

The site is located at 198 Gallivan Lane, Assessors Map 55, Lot 52 on a 12.5 acre parcel within the light industrial zone. It is encumbered by wetland soils, most of which fall within the 100 year flood plain and by the 250 foot Connecticut Light & Power Co. right-of-way transmission line easement. The remaining portion that can be developed contains a narrow band of wetlands situated in a southeast to northwest position.

Attorney Harry Heller appeared for the applicant. He stated this is substantially the same plan as approved by the Commission in 2002 but that the project was never built. The significant change since 2002 is there are now more stringent water quality regulations. There are approximately 3 acres of developable land which is now being used to grow corn. The applicant now proposes a change of location for the main building. The septic is pumped to an area outside the upland review area. Originally the water was to sheet flow off the site. The new proposal has the water on the Gallivan Lane side sheet flowing into two infiltration trenches where the water will infiltrate into the ground. The rest of the site water will be captured in a closed drainage system. There are a series of catch basins that will pick up the waste water. They have incorporated two hydrodynamic separators which will get the suspended solids out of the waste water stream. The water will then flow into a water quality basin where it will eventually be discharged into the environment. All of the drainage system plans are new from the 2002 plan.

The applicant has received comments from the towns engineers which will be forwarded to the applicant's engineers.

It was the consensus of the members to individually do a drive by of the site before the next meeting.

MOTION: (O'Bday/LeClair) to table 218IWC16-198 Gallivan Lane, (M55L52) Applicant: Martin M. Rutchik Trustee of the Martin M. Rutchik Revocable Trust dated May 7, 2009 until October 18, 2018 meeting. Vote: Approved Unanimously.

9. Correspondence

CT Outlook, CT Conservation District. Annual meeting and environmental conference with workshops. If interested contact N. Woodlock.

Notice of tentative determination of dam safety permit from the State Letter dated August 2 from Eversource doing work in their right of way.

10. Other Business:

Chairman Brush stated he investigated the issue brought forward at last months meeting concerning activity on the Lombardi property. He and others have looked into it and there may be activity going on that is not covered by the wetlands permit. It is recommended that a "Cease and Restore" be issued to the property owner.

Chairman Brush stated a show-cause hearing will have to be scheduled to discuss the Cease and Restore order. The meeting is scheduled for October 11, 2018.

John Lombardi, 18 Sachatello Dr. Oakdale: J. Lombardi stated he is in the process of fixing the problem. He has talked to the health department, DEEP and B. Russo (CLA) which showed where he has gone into the wetlands. He plans to clean up the problem in the next 30 days.

11. Executive Session:

None

12. Adjournment:

MOTION: (O'Bday/LeClair) to adjourn at 8:43

Respectfully Submitted

Sue Spang
Recording Secretary