

INLAND WETLANDS AND WATERCOURSES COMMISSION MEETING
MONDAY, DECEMBER 1, 2014
TOWN HALL 7:00 P.M.

Present: Chairman Bruce Burnett, Susan Ryan, Victoria Elliott, Paul Whiton, Donald Prigitano, Robert Wesneski, Marie Etter (arriving at 7:02 after approval of minutes and not seated), Alternate Member Robert Orciari, Alternate Member Tim Bobroske and LUC Polly Redmond

1. OPEN MEETING – ESTABLISH QUORUM.

Chairman Burnett called the meeting to order at 7:00 p.m. All regular members present are seated with Alternate member Tim Bobroske seated for Marie Etter.

2. APPROVE MINUTES OF PREVIOUS MEETING: 11/3/14

D. Prigitano **motioned** to approve the minutes of 11/3/14 as presented, seconded by P. Whiton. Motion passed unanimously.

3. GDM, LLC/MARTIN PEABODY – APPLICATION FOR MODIFICATION OF PREVIOUS APPROVAL GRANTED 5-3-04 TO CONSTRUCT TWO 40' X 210' STORAGE BUILDINGS, MODIFIED TO CONSTRUCT ONE 75' X 180' STORAGE BUILDING.

Martin Peabody is present along with Robert Hiltbrand, P.E., R. R. Hiltbrand Engineers & Surveyors who prepared plans titled Site Plan Modification for Proposed Storage Building, dated 11-20-14, Notes and Details for Proposed Storage Building, dated 11-20-14 and Existing Conditions Map /Improvement Location Survey, dated 11-11-14 that are presented tonight. Mr. Hiltbrand explains that this application is for a modification of a 2004 IWWC approval that included two separate buildings, in addition to two larger buildings, and a paved parking lot as shown on the original 2004 site plan that he presents for viewing. The original 2004 site plan included the design of a subsurface sewage disposal system for office space that was proposed. Mr. Peabody now wishes to do away with the office space and construct one climate controlled 13, 500 square foot storage building with units within. Mr. Peabody presents a letter from Torrington Area Health District dated 11-24-14 that states the District was presented with a revised site plan showing the abandonment of the septic system and that the proposed building will now be used for storage only with no water service to the building. The parking lot will remain unpaved with processed stone placed down in front of the proposed building and along the sides. The entrance to the site has an existing paved bituminous apron that a portion of will be cut and repaved to make the transition to the processed gravel access area. The storm drainage proposed in the 2004 plan included piping and catch basins leading to a level spreader. Mr. Hiltbrand states that where the subsurface disposal system was there is now a grass infiltration strip and shallow infiltration basin at the bottom of the slope with treatment occurring before water travels off site. Upon request by T. Bobroske that Mr. Hiltbrand verifies that there is no significant difference between the 2004 site plan and the modified site plan, Mr. Hiltbrand states that what is being proposed is not much different from the 2004 proposal, except the elimination of 16,000 square feet of pavement, and in his opinion is a better plan. R. Orciari states his agreement that there is less impact with the infiltration system but questions what the chances are of overflow on the west side of the property and whether rip rap should be installed in that area. Mr. Hiltbrand states that flow should go over the grass berm but he does not expect a lot of water doing so. R. Orciari questions whether the overflow can go into a rip rapped area with Mr. Hiltbrand agreeing it could be brought into the level spreader area. Mr. Peabody states that the level spreader was an extra precaution when the original plan was done and that since then, wetlands on the western neighboring property has been disturbed but that he has never experienced any wetland problems. V. Elliott **motioned** to accept the application as a regulated non-significant activity, seconded by S. Ryan. Motion passed unanimously.

4. ANY OTHER BUSINESS.

None.

5. **COMPLAINTS/ENFORCEMENT ACTIONS.**

None.

6. **CORRESPONDENCE.**

None.

7. **INVOICES.**

None.

8. **ADJOURN.**

S. Ryan **motioned** to adjourn the meeting at 7:18 p.m., seconded by R. Wesneski. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

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ON 12-4-2014 AT 11:30 AM
ATTEST NANCY E. ELDRIDGE TOWN CLERK