

**MIDDLEFIELD INLAND WETLANDS  
and  
WATERCOURSES AGENCY  
405 Main Street  
Middlefield, Connecticut 06455**

Minutes of the June 7, 2018 Special Meeting

Linda Li, Vice Chairman, called the meeting to order at 5:13 pm.

Attendance:

Members

Alternates

X	Adams, Rebecca	A	Zieminski, Charles
X	Angiletta, Irene		
X	Brown, James		
X	Li, Linda		
X	Manning, John	Other	
X	Poturnicki, Rob	X	Bernotas, Randy
A	Veeley, Robert	X	Curtis, Brian

A=Absent

X=Present

Review of Pending IWWC Applications

Linda Li reviewed that the Commission will be doing a site walk at 275 Baileyville Road, followed by a site walk at 24 Rosemary Lane.

Randy Bernotas told the applicants that the Commission would be on site between 5:30 and 6:00 PM.

Brian Curtis reviewed the stream that goes through the property, with a culvert under Baileyville Road and two culverts under the town road. People have stated that those culverts don't typically overflow. The plan would be to reroute the stream around the proposed parking area. He does believe that this stream flows all year.

Mr. Curtis would want to make sure that adjoining property owners would not be impacted by flood waters. Pat Benjamin had figured the maximum capacity of the culvert and sized the channel to accommodate that flow rate. Mr. Curtis felt that was reasonable. He would also like to see a berm graded around the corner of the stream. There will also be a stone trench around the parking area to allow water to infiltrate into the ground instead of running right into the brook. Mr. Curtis commented that this works well at the auto body shop on Route 66.

Brian Curtis explained that the parking lot that is being proposed will be stone and gravel with paved aprons.

Rebecca Adams explained that they needed to determine if this project needs to be permitted or not and, if it did, what would the Commission be concerned about while they are working.

Rob Poturnicki was concerned about what happens to the gravel when the area is plowed. The entrance off of Lake Road also concerns him, though it has nothing to do with Wetlands. He felt there would be a traffic jam on 147. He would like to see that as exit-only. Rebecca Adams felt that it would go have to go before the State Traffic Commission.

Irene Angiletta asked Brian Curtis if there was any further discussion about filtration systems for the parking lots and Mr. Curtis explained that a gravel parking lot is not tremendously permeable and another option would be a permeable pavement in the parking area. Ms. Adams explained that the Commission can ask for reasonable alternatives. Mr. Curtis also stated that they could install a stone-filled trench around the perimeter.

Brian Curtis encouraged the Commission to make sure there is enough capacity so as not to impact the neighbors and to look for something to address the run-off not going directly to the lake. Mr. Curtis did explain that there would be less sediment coming off pavement.

Brian Curtis also explained that the zoning regulations allow for a maximum of 60 percent lot coverage. The existing coverage is about 49 percent and they are proposing about 56 percent. Mr. Curtis reminded the Commission that the gravel lot should be included in lot coverage.

Linda Li then stated that the Commission will move on to the site walk portion of the meeting at this time.

Respectfully submitted,

*Debi Waz*

Debi Waz  
Alwaz First