

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

Minutes of the October 16, 2019 Regular Meeting

Linda Li, Vice Chairman, called the meeting to order at 7:01 pm.

Attendance:

Members		Alternates	
A	Rieder, 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

Amendments to the Agenda

Randy Bernotas asked to add 129 Meriden Road to the agenda. Rob Poturnicki suggested swapping (4) and (6) as the applicants are present.

Rob Poturnicki made a motion, seconded by John Manning, to approve the agenda, as amended. Motion carried unanimously.

Ami Sports, LLC, Wetlands and review for proposed construction of an indoor soccer field, entrance is at 2574 South Main Street, Middletown, CT

Richard Mihok, a civil engineer from Marlborough, was present on behalf of AMI Sports, LLC and Sal Monarca. They own a parcel located at 1275 South Main Street in Middletown, but the town line bisects

the property. There are almost seven acres in Middlefield. They are proposing to construct an indoor soccer facility in an industrial/recreational zone.

George Logan, a soil scientist, has flagged all of the wetlands and their boundaries. The building will be 30,000 square feet with parking in front. Soil testing has already been done with the Health District and a leaching field is being proposed in front. There is an existing well on the property. All access would be from Route 17 in Middletown, along an existing stone driveway which will be widened to 20 feet. The existing building was approved in 1998 as well as a smaller building. Right now, none of the buildings are being used.

The closest part of the proposed building is 80 feet away from a wetland. There is a small, isolated wetland in the center of the property and they are proposing part of the driveway and the building are in that pocket. They are proposing a rain garden to the rear to catch all of the roof leaders and parking run-off. The total area is about 16.5 acres, with seven of them located in Middlefield. This would create approximately 3,900 square feet of wetlands disturbance. The alternative to this would be to rotate the building, but that proposal would create almost 7,000 square feet of wetlands disturbance. There really is no alternative to where the leaching field can be located.

Linda Li asked Attorney Willis if there was a regulation requiring an applicant to replace a wetland and he explained that the Commission first needs to determine if there is a significant impact and a public hearing would be necessary. Mr. Mihok explained that they are proposing the rain garden to replace the small pocket of wetlands, but to also clarify and purify any run-off. He felt that the pocket of wetland is due to previous grading and has no real significance, with no outlet or inlet. Mr. Mihok believes that the rain garden would create a much higher quality wetland area.

Linda Li noted the paved parking spaces all around the building and Mr. Mihok explained that the pavement will be the area in front and the stone driveway will stay as is. Mr. Mihok then reviewed the 100-foot setback and explained that there is a ditch running along the edge. Rob Poturnicki asked if anything was marked on the site and Mr. Mihok explained that he will stake the building and the wetlands flags are there. Mr. Mihok offered to accompany the Commission at the site to point out the wetlands.

Attorney Willis suggested that the Commission make a determination as to whether this is a significant impact before scheduling any site walk. Mr. Mihok felt that the Commissioners should visit the site before deciding if there is a significant impact. Rob Poturnicki felt that the building being in the wetland will automatically create a significant impact.

Brian Curtis explained that he has not seen the plans, but suggested that a site walk be conducted at some point. He did feel it would be helpful to have the corners of the building staked. Randy Bernotas also asked for the stormwater report and analysis.

Mr. Mihok would like to ask George Logan come to the next meeting to review the soils.

Rob Poturnicki made a motion, seconded by John Manning, to determine that this is a significant impact. Motion carried unanimously.

It was agreed to hold a public hearing on this application on Wednesday, November 20, 2019. Linda Li reminded the applicant to post a sign and notify the neighbors. Mr. Mihok will review the regulations.

Self-Storage Facility, 129 Meriden Road

Attorney John Corona was present on behalf of the applicant. Both the applicant and the project engineer were also present. Attorney Corona reviewed that they had petitioned the Planning and Zoning Commission to modify their regulations to allow self-storage facilities in the Design Development district on Route 66 earlier this summer. They are proposing to construct a facility on the south side of Route 66, directly behind the Agway store. Attorney Corona had submitted maps with the application.

Attorney Corona reviewed the definition of self-storage and its excluded uses. There will be no outdoor storage, activity other than storage or habitation. Hours of operation would end at 10:00 pm.

Jim Sakonchick, engineer and land surveyor, explained that he has teamed up with Mr. Clisham specializing in self-storage facilities. Mr. Clisham is very knowledgeable in self-storage. This is a large piece of land and they are proposing to be well below lot coverage (10 percent vs. 25 percent) and impervious surface (22 percent vs. 60 percent). They specifically chose to keep the facility smaller and be environmentally sensitive.

Mr. Sakonchick then reviewed the location of the wetlands and explained that the facility is 100 percent away from the 100-foot buffer. Though there are buildings and parking, the traffic use will be low. The water will go to the edge of the pavement, through a grass buffer and run off on a 10 percent slope into a detention pond which will have the capacity to hold 2 inches of run-off as static storage. He reviewed the plan with the Commissioners, showing where the water discharges. Mr. Sakonchick felt that this design will not create any negative impact to the wetlands or the 100-foot buffers.

Attorney Corona mentioned that the total site is about 20 acres. Jim Sakonchick showed the topography and grading as well as the detention and drainage areas. He also showed site construction details and erosion and sedimentation controls. All of the ponds will be used as temporary detention ponds during the construction phase. Linda Li asked if it would be an issue to have the water flow down onto neighboring properties, but Attorney Willis suggested that Brian Curtis could determine if that would be an issue. There is also a watercourse in the area that will remain the same.

Jim Sakonchick reiterated that the wetlands were flagged by George Logan just last week and referred the Commission to his report that has been submitted. Mr. Sakonchick also mentioned that they did the detention areas at Ross Farms and these will also include a sand and wood mulch mixture bottom with a grass mixture as well. He described all of the details of the detention ponds. Jim Brown asked about the vegetation that would be present and Mr. Sakonchick stated that they had extensive descriptions of that.

Jim Brown also asked if there were limitations on what could be stored in the units. J.R. Clisham explained that they have a list of items that cannot be stored on the site, including hazardous or illegal materials. There will be a manager on site from 9:00 am until 6:00 pm six days a week as well as security cameras. People can go to their storage units from 6:00 am until 10:00 pm. His closest property to this is in Southington. Mr. Clisham also noted that the front of the building will have a nice two-story

appearance with landscaping. Attorney Corona also noted that there will be no plumbing inside the storage units and Mr. Clisham added that it is a storage facility, not a place to hang out.

Brian Curtis asked if the plan that is being submitted to Wetlands is the same plan that would be compliant with the stormwater requirements for Planning and Zoning. Mr. Sakonchick confirmed that that would be the case and that two-, five-, 10-, 25-, 50- and 100-year storms were all analyzed. Randy Bernotas asked what criteria they use to calculate how those storms with today's climate. Mr. Sakonchick explained that statistics are constantly being updated and also noted that a 25-year storm for the Town of Middlefield may not be a 25-year storm for this specific site. He also noted that he used very conservative numbers for the site.

Attorney Corona explained that they have worked hard to keep the activity out of both the buffer and the wetland areas and they will not be directly disturbing any wetland. They do not feel they are creating any significant activity on a wetland, but understand that that is the Commission's determination to make. He also noted that if any changes were made to the plan after going before Planning and Zoning, they would be obligated to come back before this Commission.

Randy Bernotas also stated that Brian Curtis did receive the stormwater analysis this morning. Irene Angiletta suggested that the Commission might want to hear what Brian Curtis thinks before making their determination. Attorney Corona stated that they were not trying to rush anybody tonight and would be happy to come back at the next meeting, if necessary. It was then generally agreed to have Brian Curtis review the information and for the applicant to come back at the November 20th meeting.

Luis Fernandes, Update of progress on driveway and rain garden, 223 Baileyville Road

No one was present on behalf of the applicant. Randy Bernotas reported that he went to the Town Hall today and got the minutes of the 4/18/18 meeting when the addition was approved. It was never mentioned that the existing driveway would be removed. The minutes stated that a rain garden would be installed at the base of the addition and Mr. Fernandes explained that there was an area of asphalt that would be replaced with grass. The addition is not complete as of yet and no rain garden has been installed.

Rob Poturnicki reviewed what was discussed at the last meeting and felt that they need to put the pavement back sooner rather than later, whether the project is complete or not. Brian Curtis added that if it is over 10 percent, it is required to be paved anyway according to the zoning or subdivision regulations. Mr. Poturnicki suggested that Randy Bernotas reach out to Mr. Fernandes and let him know that that needs to be done quickly. Irene Angiletta asked what the consequence would be if he didn't comply and Linda Li explained that one option would be a show cause hearing. Randy Bernotas will try to contact Mr. Fernandes tomorrow and will keep Rebecca Rieder informed.

Michael Carusone, 255 Baileyville Road, Restoration Plan

No one was present on behalf of the applicant.

Rob Poturnicki made a motion, seconded by Jim Brown, to move into Executive Session at 7:58 pm. Motion carried unanimously. Randy Bernotas left the room at this point.

The Commission returned from Executive Session at 8:17 pm. No motions were made and no votes were taken.

Enforcement Officer's Report

Randy Bernotas reported that the two town projects have been completed on Old Indian Trail and Cherokee Road and both areas were returned to their original condition. He did note some water running down Old Indian Trail coming from the very first property at the top. Mr. Bernotas mentioned that to Ed Bailey and he will talk to the property owner about paving the parking lot and the road needs to be done by the town.

Randy Bernotas also noted that they have cleaned up the property at 54 King Road and is proposing an addition on the same footprint. He also wants to put in a rear egress which will have a five-foot-wide landing on the lake side of the house. Mr. Bernotas is approving it because the egress is necessary and no excavation will be done.

Mr. Bernotas also stated that he is working with Ed Bailey to get the drawdown started on the lake. It was supposed to have commenced on October 15th, but no action has been taken yet.

Approval of Minutes

Rob Poturnicki made a motion, seconded by Irene Angiletta, to approve the minutes of the September 18, 2019 regular meeting and the October 2, 2019 special meeting, as presented. Motion carried unanimously.

Matters or business raised at previous meetings or on previous agendas

None.

Members' suggestions for matters for addition to the current agenda or for discussion and inclusion on future agenda

Linda Li mentioned that the reduced-rate registration for the CACIWC meeting ended yesterday, but Commissioners can still register for the meeting on November 23, 2019.

Randy Bernotas stated that he has received two phone calls from Marianne Corona who was wondering if she is still an ex-officio member of the Commission. Commission members stated that that was not the case. He also added that he had the self-storage project come before the Commission because of the size and scope of the project. He also noted that the solar project is incredible.

Adjournment

Rob Poturnicki made a motion, seconded by Jim Brown, to adjourn the meeting. Motion was carried unanimously. The meeting was adjourned at 8:26 pm.

Respectfully submitted,

Debi Waz

Debi Waz
Alwaz First