

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

Minutes of the November 20, 2019 Regular Meeting

Rebecca Adams Rieder, Chairman, called the meeting to order at 7:00 pm.

Attendance:

Members

Alternates

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

A=Absent

X=Present

Amendments to the Agenda

Rebecca Adams Rieder asked to remove item (4) from the agenda as they will not be taking any action on the matter tonight. She would also like to move Public Comment until after the Public Hearing.

There were no objections to the amendments to the agenda.

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PUBLIC HEARING

7:00 pm

AMI Sports, LLC to determine if the proposed activity to construct an indoor soccer building, with amenities, and a rain garden within 100' of a wetland would have a significant impact on the wetlands. The property is located on Snell Road, Middlefield, CT, Map #18, Lot #17 and 2175 South Main Street, Middletown, CT, Map 32, Lot #0006

Rebecca Adams Rieder felt that the agenda item was in error as a determination has already been made that there is a significant impact on the wetlands.

Richard Mihok, a civil engineer from Marlborough, was present on behalf of AMI Sports, LLC and Sal Monarca. Mr. Mihok had copies of the plans for the Commission and explained that this is a 16.5-acre parcel located on South Main Street in Middletown, but the town line bisects the property. There are almost seven acres in Middlefield where the building is being proposed as well as all parking.

Mr. Mihok reviewed that the proposed building will be 30,000 square feet with the purpose of having indoor soccer activities. There are parking spaces proposed in front of the building and the leach field will also be in front. They are proposing a rain garden in the rear to clarify any run-off from the roof and parking area. Soil testing has already been done and the best area for the leach field is shown on the plans. They will remove a 4,900 sq.ft. area of wetlands and replacing it with about 5,000 sq.ft. of rain garden. He has provided all of the details on the rain garden as well as all of the facilities. There will be an on-site septic and an on-site well.

Mr. Mihok explained that they have also proposed an alternative plan to rotate the building and placing it against the northerly property line which would require considerably more filling and twice as much wetlands and buffer disturbance. Ms. Adams Rieder explained that they would be looking for ways to mitigate the impact and also for calculations on the impervious surface.

Mr. Mihok reviewed that there are other structures on the property and they would be proposing a new well. The entire site is just about totally cleared except for the area where the brook and wetlands are in the rear of the site. There is some storage of construction materials presently on the site, but mostly in Middletown.

Ms. Adams Rieder explained that they will anxiously await the report from the wetlands biologist about the nature of the wetlands and any impact that the construction will have. Mr. Mihok reviewed that the rain garden will be slightly larger than the wetlands that are going to be disturbed. Ms. Adams Rieder reiterated that they would need to see the report to ascertain what populations the wetlands area serves. Mr. Mihok explained that they would excavate approximately 360 cubic yards in the actual wetlands area and approximately 1,500 cubic yards in the buffer area for the building and the parking areas. They will have to fill approximately 3,000 cubic yards to support the building within the buffer area.

Randy Bernotas stated that he visited the site last week and asked what the piles of spoils are in front of the small pond, but Mr. Mihok had not seen those.

George Logan, principal with REMA Ecological Services and a wetlands/soil scientist, had a report which is basically a first step. They began with a site review in April and then delineated the wetlands in May. There is a riparian corridor with probably a perennial stream. Approximately 185 acres of watershed are on the upper portion of Laurel Brook. Going back to 1965, half of the site was an agricultural field for a long time and the rest of it was cleared later on. In 1986, greenhouses were built but a large area remained somewhat undisturbed. He had a map that was based on the 2016 topography, showing a pile of topsoil in the middle. He summarized that there has been manipulation of the site for decades, going as far back as 1975. The wetland on the northern property boundary is a ditch and he reviewed this area on the map. There is also a manmade wetland on the site which they are proposing to remove. This wetland was made by mistake and water has collected there over the years.

Mr. Logan feels that the plan is good, but they are open to hearing any concerns and making any necessary modifications. There will be an under-drain that will not allow the area to become a wetland habitat. Mr. Logan reviewed the purpose of a rain garden.

If the Commission felt that the rain garden was not mitigation, they could offer an alternative which would be to move the building. That would mean they need to create a wetland on an upland by digging a hole, filling with some compactable material. He reviewed that the small wetland does have a watershed which means they would have to look to separate clean water from dirty water and that could be done by moving the location of the building. He did feel that there would be excess water with certain storms that would have to be brought back to the retention area.

Rebecca Adams Rieder explained that they will get information from Brian Curtis and will bring in wetlands professional to work together with the applicant. Mr. Logan will produce a wetlands assessment impact analysis report with more specific information.

A question was asked about why they only had paved parking in front of the building and the rest of it is stone. Richard Mihok explained that they were trying to minimize the amount of paving. Ms. Adams Rieder stated that they would rather see areas paved with an infiltration plan and not stone. Mr. Mihok stated that they could certainly pave around the entire building and install some sort of level spreader or swale. He added that some of the area is just for emergencies or access to the rear of the building.

Randy Bernotas entered pictures of the site into the record.

Linda Li asked to clarify the boundaries of the property and asked why they located the building where they did. Mr. Mihok explained that they are trying to keep the entire site in one town or the other.

Donnie Bidwell, the property owner to the north of this project, was concerned only about the reservoir in the back and run-off towards his property. He would hate to see his land get contaminated by something like this and thanked the commission for taking this into consideration.

Marianne Corona, representing the watershed, explained that the reservoir used to service 90 to 100 families and she showed the commission a map of that. Over a number of years, this area has become probably the largest habitat for wild animals in Middlefield. Middletown has been explicit about trying to protect this watershed and it is a hugely important issue. She also noted that Zygo, Middlefield's largest taxpayer, has public water from Middletown, not from Black Pond.

It was agreed to continue the public hearing until the next meeting on December 18, 2019. A site walk will also be scheduled and Mr. Mihok stated that he would be more than happy to attend.

Rebecca Adams Rieder closed the public hearing at 7:37 pm.

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There was a brief recess and the regular meeting resumed at 7:39 pm.

Self-Storage Facility Update, 129 Meriden Road

Rebecca Adams Rieder reviewed that a public hearing was originally scheduled for this application tonight, but it will not be held based on input from Brian Curtis. The applicant will meet with Mr. Curtis and provide further information. That public hearing will also be held on December 18, 2019.

Public Comment

Marianne Corona reported that there will be a conference in Cromwell on Saturday and she encouraged everyone to attend. Mrs. Corona reviewed several of the presentations that will be held, including one on working with other town agencies.

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

Mr. Fernandes was not present this evening and the Commission has not received any further information. Ms. Adams Rieder suggested that they set a date for a show-cause hearing. She will ask Attorney Willis to issue a cease and desist order. She was reminded that the asphalt plants will be closing soon, so the hearing should be held soon. It was decided to set the show-cause hearing for December 11 and the cease and desist will be issued at the appropriate time.

Michael Carusone, 255 Baileyville Road, Restoration Plan

This matter has been turned over to the attorney and there are no updates as of now.

Ken Angiletta, Review of activity within 100' of a wetland for the construction of a carport with six techno metal helical piles, 40 Lake Shore Drive

Randy Bernotas explained that he already gave the applicant approval for the project, but wanted the Commission to ask any questions they may have. This activity is in the review area and there are infiltration trenches.

Irene Angiletta explained that she has lived on the property for over 50 years and had pictures and information on the project. Jim Brown asked what the floor of the carport will be and Ms. Angiletta explained that it will be crushed stone. Randy Bernotas noted that the driveway is asphalt and this will be a gravel pad with gravel to catch the water off the roof. He also explained that she will need to post the permit information in the Town Times.

Enforcement Officer's Report

Randy Bernotas reported that four propane tanks have been installed at Cooper-Atkins and the project was done really nicely. They remediated where an oil tank and an air conditioning compressor were. He also reported that a gentleman from Wildwood Acres came in and reported that a lot of trees went over in the wetland area and he'd like to have it cleared. Rob Poturnicki commented that he has already taken some trees down in the area and it is not his property. Mr. Bernotas also stated that the property owners at 55 Lake Road would like to pave their driveway. Rebecca Adams Rieder asked if that would put them over 25 percent and Mr. Bernotas stated that it would not. They also agreed to pitch the driveway so that it hits the infiltration trenches that were installed. Ms. Adams Rieder asked him to check with Brian Curtis to be sure that the numbers work.

Bob Veeley commented that Powder Ridge Veterinary Hospital has an excavator on-site and asked if they have received their approvals. Rebecca Adams Rieder explained that they did get approval for the work, though they did get the zoning permit before the wetlands permit.

Approval of Minutes

Linda Li asked about the property at 54 King Road, under Enforcement Officer's report, and no one could think of the name of the property owner. Randy Bernotas noted that there had been a permit issued for that work as it is in the review area. Rebecca Adams Rieder felt that that property has been a problem property for a long time and Mr. Bernotas should be aware of that.

Rob Poturnicki made a motion, seconded by Bob Veeley, to approve the minutes of the October 16, 2019 regular meeting, as presented. Motion carried unanimously.

Approval of 2020 Meeting Dates

After reviewing the 2020 calendar, it was agreed to hold the 2020 meetings on the third Wednesday of each month.

Rob Poturnicki made a motion, seconded by Rebecca Adams Rieder, to approve the meeting dates for 2020 on the third Wednesday of each month. 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

None.

Adjournment

Rob Poturnicki made a motion, seconded by Rebecca Adams Rieder, to adjourn the meeting. Motion was carried unanimously. The meeting was adjourned at 8:04 pm.

Respectfully submitted,

Debi Waz

Debi Waz
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