

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

Minutes of the June 15, 2022 Regular Meeting

Linda Frier, Vice Chairman, called the meeting to order at 7:20 pm.

Attendance:

Members

Alternates

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

A=Absent

X=Present

Amendments to the Agenda

Rob Poturnicki suggested moving item 5 up to item 4. Everyone agreed.

Public Comment

None.

AMI Sports, LLC, Construct indoor soccer building, driveway, parking and rain garden with buffer, Monarca Property, 2175 South Main Street, Middletown

Sal Monarca asked if they could work with the commission and move this to a public hearing. Randy Bernotas recommended that the commission discuss whether this would be a significant activity or not, schedule a site visit and a public hearing. He also suggested Brian Curtis go over the violations from the last permit to be sure it has all been cleared up.

Mr. Monarca stated that he was not 100 percent sure that this will be a soccer facility. He intends to build a warehouse that they can lease out. He went on to review the location of the wetlands and rain garden. He showed the overflow area and where the water will discharge. All of this area is in Middlefield. He believes that this area has been filled in in the past. Mr. Monarca reiterated that they will do whatever they need to do to accommodate the building.

Rob Poturnicki asked if AMI Sports LLC even exists anymore and Mr. Monarca stated that it does in name. He, again, asked for the commission's help. He was reminded that this project will still have to go through Planning and Zoning as well. Mr. Monarca asked the commission to tell him what they would like and he will do it. He has submitted all of the drawings with the application and the only thing not included is plantings.

Randy Bernotas explained that Mr. Monarca will have to decide what the building will be used for before he gets approval from the commission because they will be putting conditions on the approval. Mr. Monarca stated that he knows what can and can't be done in the building. He would like to do what's right for the town to benefit taxes. Mr. Monarca hoped to know how the building will be used in the next month. He noted that the land is zoned for industrial and recreation.

Rob Poturnicki made a motion, seconded by Bob Veeley, to determine that this project is a significant activity. Motion carried unanimously.

There was then discussion about focusing on a direction so that Planning and Zoning knows what will happen on the site. It was agreed to reach out to Brian Curtis to set a date for a site visit. The public hearing will be scheduled for July 20th and Mr. Monarca will put up a sign and notify his neighbors.

Enforcement Officer's Report

Randy Bernotas reported that a lot on Long Hill Road that a potential buyer cleared and now another potential buyer is making a roadway. There is a small pond on the lot, but no permits have been issued. Mr. Bernotas will keep an eye on it.

Mr. Bernotas also reported that a new house has been put in at 77 Jackson Hill Road and he wants to put in a pole barn, but wetlands go right through the area.

Randy Bernotas also mentioned that Bob Meyers is now suing Powder Ridge and Powder Ridge is suing the town. Mr. Bernotas recalled giving them a permit for dredging the pond and the parking lot.

The town is also in the process of putting dumpsters on the property at 113 Peters Lane.

Mr. Bernotas added that they have built a lot of decks on the cottages on Dwight Fowler's property, with no permits, however it makes the area look so much better.

Permit applications since the last meeting

As above.

Approval of Minutes

Rob Poturnicki made a motion, seconded by many, to approve the prior minutes. 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 Bob Veeley, to adjourn the meeting. Motion carried unanimously. The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Debi Waz

Debi Waz
Alwaz First