

**Inland Wetlands and Watercourses Commission  
Town of Wallingford  
Regular Meeting  
Wednesday, January 2, 2013**

The Regular Meeting of the Wallingford Inland Wetlands and Watercourses Commission was held on Wednesday, January 2, 2013, in Council Chambers, Town Hall, 45 South Main Street, Wallingford, Connecticut.

Seated Commissioners were Jim Vitali – Chairman, Ellen Deutsch – Vice Chairperson, Nick Kern - Secretary, Dave Parent, Jim Heilman – alternate, Deborah Phillips – alternate, and Environmental Planner Erin O’Hare.  
Absent: Dennis Murphy, Jim Dobson - alternate

Chairman Vitali called the meeting to order at 7:00 p.m.

**CONSIDERATION OF MINUTES:**

December 5, 2012 – Regular Meeting

**MS. DEUTSCH:      MOTION TO APPROVE THE MINUTES OF THE DECEMBER 5, 2012 MEETING AS SUBMITTED.**

**MR. PHILLIPS:      SECOND**

**VOTE:              UNANIMOUS. MR. HEILMAN ABSTAINED FROM VOTING.**

**OLD BUSINESS:**

**#A12-11-1 / 10 TECHNOLOGY DRIVE / Gary Capitanio, V.P., Borghesi Building & Engineering – (industrial addition)**

Presenting the application was Gary Capitanio, Vice President, Borghesi Building Company, Inc.

Mr. Capitanio, Borghesi Building, reviewed the site plan. The expanded area would be used as an assembly area with loading docks and tractor trailer lanes. They have modified their original plan due to concerns of Ms. O’Hare regarding the wetland area that is closest the loading area. The redesign eliminates the need for activity in the area of those wetlands. The main activities on site are the detention basin, roof runoff into the basin, first flush sand filter, and the piping of drainage for the driveway into the existing detention basin. The Applicant agrees to provide a maintenance plan for the storm water management system. The snow storage area was designated on the drawings.

Mr. Capitanio submitted for the record the report prepared by Soil Scientist George Malia.

Ms. O’Hare explained that this site’s stormwater system involves of a chain of wetlands. The proposed addition to this site will increase flows off the roof and driveway that will flow into this wetland system chain and exits the site under Technology Drive. For that reason Ms. O’Hare would like to see a maintenance plan implemented for the existing storm water management system as well as for the proposed system. Commissioner Kern expressed his concern that the maintenance plan will be followed for a short period of time and then discontinued. Ms. O’Hare noted that the grounds are currently well maintained and the bond should

ensure that the existing storm water management system will be maintained. There was discussion over how maintenance can be regulated and monitored.

**MS. DEUTSCH:**            **MOTION THAT APPLICATION #A12-11-1 / 10 TECHNOLOGY DRIVE BE DEEMED NOT A SIGNIFICANT ACTIVITY.**

**MR. PARENT:**            **SECOND**

**VOTE:**                      **UNANIMOUS**

**MS. DEUTSCH:**            **MOTION TO APPROVE APPLICATION #A12-11-1 / 10 TECHNOLOGY DRIVE WITH THE FOLLOWING CONDITIONS OF APPROVAL:**  
**1. THE EROSION CONTROL MEASURES ARE IN PLACE AND MEET THE APPROVAL OF THE ENVIRONMENTAL PLANNER PRIOR TO ANY FURTHER ACTIVITY ON SITE.**  
**2. MAINTENANCE OF THE EXISTING STORM WATER MANAGEMENT SYSTEM ON THE SUBJECT PROPERTY BE COMPLETED WITHIN 6 MONTHS FROM THE APPROVAL DATE.**  
**3. THERE SHOULD BE A MAINTENANCE PLAN IN PLACE FOR ON- GOING MAINTENANCE OF THE STORM WATER SYSTEM AND A \$5,000 BOND POSTED FOR THE CLEANING UP OF THE EXISTING STORM WATER MANAGEMENT SYSTEM.**

**MR. PARENT:**            **SECOND**

**VOTE:**                      **UNANIMOUS**

**#A12-11.2 / 8 NORTHRUP INDUSTRIAL PARK ROAD WEST – 1070 North Farms Road, LLC – (industrial development)**

Presenting the application was Ray Gradwell, P.E., BL Companies, representing John Orsini, owner.

Mr. Gradwell stated that the site is approximately 17 acres. He reviewed the plans indicating that there is an existing detention pond located at the northeast corner of the site. They are proposing to develop the site with a 80,500 sq.ft. one-story warehouse building. There will be 117 new parking spaces. What is proposed is 3,000 sq.ft. of watercourse disturbance. That area of the basin will be filled and the detention pond would be expanded. The total upland review area to be disturbed would be approximately 39,000 sq.ft. They will be using best management practices on the storm water system. There will be a storm water treatment unit installed along with an infiltration system. On the south side of the parking lot there will be a swale to treat storm water before it flows toward the existing detention pond. There will be riprap installed at the outlet of the detention pond. There will be erosion control measures in place. There will be silt fencing and erosion control blankets on the slopes and along the perimeter of the site. The outlets to the basins will be rip-rapped and there will be sediment check dams installed.

The project will be done in phases. There will be silt fencing installed along the perimeter. The building will be constructed along with the parking area and utilities. There will be temporary sediment traps installed. The final phase will include plantings, paving the parking lot, installing lighting, reconfiguring and replanting the existing pond.

Mr. Gradwell reviewed the planting plan.

Chairman Vitali pointed out that the Commissioners did not have a copy of the current plans.

Mr. Gradwell reviewed the areas on the plan where there would be encroachment into the upland review area. Chairman Vitali stressed the importance of erosion control measures in the areas where the activity will encroach deeply into the upland review area. Commissioner Heilman would like to have an assessment that would describe the existing wetlands in the area where the activity comes closest. He would also like to know about the impacts of the encroachment on those specific wetlands.

Mr. Gradwell indicated that he could not answer the question about impacts to the wetlands but he stated that at the next meeting he would have the soil scientist available to answer those questions.

There was some discussion about possibly relocating the manmade pond further to the east. Chairman Vitali expressed concern about the proximity of the proposed pond and the building to the wetlands and upland review area. The Applicant agreed to work with the Environmental Planner on this issue.

Ms. O'Hare briefly reviewed the Environmental Planner's Report dated December 27, 2012. She will continue to work with the Applicant to satisfy any outstanding issues before the next meeting.

Chairman Vital directed Ms. O'Hare to send out the revised plan in the next packet.

**#A12-12.1 / 358 HALL AVENUE – General Electric Co., Barb Riley – (remediation project)**

Presenting the application was Christina Hoffman, ERM, and Michael Teetsel, Project Manager, ERM.

Ms. Hoffman reviewed the plans. The wetlands have been flagged and are shown on the plans. The 100-year floodplain crosses the site along with the State designated stream channel encroachment line. The remediation area is located under the existing loading dock and parking lot. They are proposing to remove the pavement in the area of the existing loading docks, excavate out the contaminated soils, backfill with clean fill and repave the area. There is a small area, approximately 600 sq.ft., outside the chain link that leads down to the wetland area that would need to be excavated and restored. There will be a temporary stockpiling area that would be approximately 900 sq.ft. The contaminated soils would be taken off site.

Ms. Hoffman stated that some clean fill from the site will be used for backfill but there will have to be some additional clean fill brought in from another location. There will be a paved construction entrance designated for trucks entering and leaving the site.

Ms. Hoffman indicated that the contaminated soils on the site would possibly contain heavy metals and/or petroleum hydrocarbons. Mike Teetsel, Project Manager, gave a more specific list of heavy metals that could be present on this site. A Sewer Discharge Permit has been obtained for treated water.

Ms. O'Hare briefly reviewed the Environmental Planner's Report dated December 27, 2012. She indicated a revised submittal was handed out to the Commission earlier tonight. She asked that the Applicant supply the figure for the temporary storage area on the east side of the property. Ms. Hoffman indicated that the storage area would be 900 sq.ft. on existing pavement with 29,400 sq.ft. of total activity area.

**MS. DEUTSCH:            MOTION THAT APPLICATION #A12-12.1 / 358 HALL AVENUE BE DEEMED NOT A SIGNIFICANT ACTIVITY.**

**MR. PARENT:**            **SECOND**

**VOTE:**                    **UNANIMOUS**

**MS. DEUTSCH:**        **MOTION THAT APPLICATION #A12-12.1 / 358 HALL AVENUE BE APPROVED WITH THE FOLLOWING CONDITIONS OF APPROVAL:**  
**1. THE SEDIMENTATION AND EROSION CONTROL MEASURES BE INSTALLED AND MEET THE APPROVAL OF THE ENVIRONMENTAL PLANNER PRIOR TO ANY FURTHER ACTIVITY ON SITE.**

**MR. PARENT:**            **SECOND**

**VOTE:**                    **UNANIMOUS**

**#A12-12.3 / 89 NORTH TURNPIKE ROAD & PARKER FARMS BROOK – Anthony Marino – (streambank reclamation)**

Presenting the application was owner Anthony Marino.

There is an erosion issue along the south bank of the brook. The Applicant would like to take action to stop any further erosion. Roman Mrozinski, Southwest Conservation District, has submitted an erosion control plan. The Applicant would like to fill in the steep slope with large boulders and topsoil to slope the area back up. He feels that this is an urgent matter and he will do whatever the Commission feels necessary to resolve the erosion issue in this area.

Commissioner Kern expressed concern that the Applicant may need a permit from the State for water diversion. Ms. O'Hare stated that she would look into the need for any additional permits. She stated that she would not consider this a significant activity because it is a sort of maintenance project. Ms. O'Hare briefly reviewed the Environmental Planner's Report dated December 27, 2012.

Mr. Marino would like to bring in his Contractor next time. He will be meeting with the Planning Department regarding floodplain permitting.

The Commission tabled the application to the next meeting to allow the Applicant more time to work out the details of the plan.

**NEW BUSINESS:**

**#A12-12.6 / 320 BARNES ROAD – Rowland Technologies, Inc. – (request for extension of permit commencement re: IWWC #A11-10.2)**

Ms. O'Hare indicated that the original approval was December 7, 2011. Commencement was to begin December 7, 2012. Ms. O'Hare sees no reason not to grant the extension to December 7, 2013.

**MS. DEUTSH:**            **MOTION THAT APPLICATION #A12-12.6 / 320 BARNES ROAD BE GRANTED A ONE-YEAR EXTENSION.**

**MR. PARENT:**            **SECOND**

**VOTE:**                      **UNANIMOUS**

**RECEIPT OF NEW APPLICATIONS:**

**#A12-12.8 / 9 BARNES ROAD & 415 BARNES ROAD – Geremia Greenhouses** – (commercial expansion)

**#A12-12.9 / 155 EAST STREET – HRP Associates, Inc.** – (industrial remediation)

Chairman Vitali received the new applications.

**REPORTS & COMMUNICATIONS:**

1. **Staff report, dated Dec. 27**

Received by the Commission.

2. **CT Federation of Lakes – newsletter, Nov. 2012**

3. **Northeast Utilities System – CL&P – maintenance within Town R.O.W.s, re: selective cutting and herbiciding, submitted 12/10/12**

**VIOLATIONS:**

**1. Cease & Desist – 5 Megan Lane & 100 Megan Lane** – Lui He Ping and Yi Fu Hua – (clearing, alteration, deposition, and installations within swamp, wetland, and upland review area at the 100 Megan Lane preserved open space property)

Ms. O'Hare stated that she feels that the owners' representative, their son, understands what the violation is but doesn't grasp the urgency of it. Some work has been done but there is a large amount of work that has yet to be done on this site. Ms. O'Hare indicated that there are several issues involved.

Commissioner Parent suggested a Special Meeting could be held at the site with a translator. He feels there should be a deadline for compliance.

Chairman Vitali feels that the Commission and Ms. O'Hare should continue to work on resolving this matter but not to the extent that all of the other violations or possible violations in Town go unaddressed.

The Commission agreed to wait to spring to revisit this issue.

**ADJOURNMENT:**

Commissioner Deutsch made a motion to adjourn. The motion was seconded by Commissioner Murphy and passed.

Respectfully submitted,  
Sonja Vining  
Recording Secretary  
Town of Wallingford  
Inland Wetlands and Watercourses Commission