

SPECIAL MEETING

Wallingford Inland Wetlands & Watercourses Commission

Wednesday, July 6, 2016 – 7:00 p.m.

Robert F. Parisi Council Chambers

2nd Floor, Town Hall

45 S. Main St.

Wallingford, CT

MINUTES

A Special Meeting of the Wallingford Inland Wetlands & Watercourses Commission was held on Wednesday, July 6, 2016 in the Robert F. Parisi Council Chambers, Town Hall, 45 South Main Street, Wallingford, CT.

Seated Commissioners were: Chairman Jim Vitali; Vice-Chair David Parent, Nick Kern, Secretary; Deborah Phillips; Dennis Murphy; Jim Heilman, Daryll Porto, Alternates; Erin O'Hare, Environmental and Natural Resources Planner.

NOT PRESENT: Alternate Michael Caruso.

Chairman Vitali called the Meeting to order at 7:01 p.m.

#A16-4.5/29 Toelles Road – Wharton Brook – Greg Cherok, Fed Ex Ground.

Appearing in front of the IWWC was Kimberly Lesay, Environmental Resources Manager, Jessica Bates, P.E. and Michelle Carlson, P.E., Regional Manager – Land Development, all of BL Companies who went over the changes.

Chairman Vitali said that Ms. O'Hare had issues with this application. He noted the site plan was simple and was associated with the retention plan.

Ms. O'Hare suggested going through everything that was changed since the June 1 presentation.

Ms. Lesay said there were concerns regarding the volume of water and flows leaving the site, and noted they have tightened up the sequence of construction and the E & S plan and have also made changes which provide for water quality and infiltration.

Ms. Bates presented an overview. She noted the roof leaders were disconnected to the maintenance building and the main hub, and two infiltration systems were added to infiltrate the runoff from these two buildings into the ground water. She said rip-rap has been added to the channels in an attempt to mitigate the erosion in the channel and the drainage way and have modified the sequence of construction to give more detail of how the basin will be filled in and constructed and how the adjacent basin will be constructed. Ms. Bates also noted the wetlands report was updated and the erosion control plan was changed to provide silt fencing with double-hay backing with hay bales in front and in the back on a temporary basis in an attempt to mitigate sediment entering Wharton Brook and the rivers downstream. She said a few call-outs have been added for rip-rap in the sediment forebay and detailed the impact to the specific wetlands and the buffers, and minor tweaks graphically involving the limits of disturbances.

Ms. Bates said stone check dams to the drainage ways have been installed on the east side of the parcel as a permanent condition and the honeysuckle in the buffer area has been removed along with the revision of the operation and maintenance plan.

Ms. Lesay noted that the Applicant agrees that E & S controls being properly maintained and installed during construction were important at this site.

Ms. O'Hare said she had serious concerns regarding the impact of the runoff to the floodplain with the very fine reddish silty soils. She said the runoff coming from the site needs to be attenuated immediately, because of the lack of maintenance. She said the basin was mowed and the oil/grit separators look as if they were maintained, but none of the stormwater controls around the rest of the building were maintained. Ms. O'Hare said she believed there was a gap where Town staff did not visit the site to ensure everything was functioning. She said consequently, the storm flows created a chasm into the silty sand below. She said all of this must be corrected before the project is completed.

Ms. O'Hare said she performed a site visit on June 28, with Town Engineer Rob Baltramaitis. She said Mr. Baltramaitis came up with three ways to detain the water. She noted the roof flows off of the maintenance building were going straight down to the floodplain. She said these flows will now be detained with a sub-surface infiltrator chamber placed under the pavement. Ms. Bates explained the first inch of runoff will be captured and infiltrated into the ground. She said the existing pipe has been intercepted and a new chamber at a lower elevation was installed. She said when there is more than one inch of runoff, the water will continue to flow where it currently flows.

Ms. O'Hare pointed out that in many areas of the site, the water cannot infiltrate, but noted in the area by the maintenance building, the water can infiltrate to a degree. She said behind the building, one acre of roof is flowing into an 8-inch pipe out to the wetlands. She said the force had carved a channel down to the wetlands which was eroding. Ms. O'Hare said a 30 ft.

detention chamber was installed on the suggestion of Mr. Baltramaitis. Ms. Bates explained this is a three-chamber system which is the volume of 30,000 cu. ft. of roof area. Ms. O'Hare said a third spot behind the building was never installed properly, so the Applicant is proposing a rip-rap scour hole, because the soils are eroding in this area. She said the Applicant will direct this and slow it down using wattles and check dams. Ms. O'Hare said on the far west side, the Applicant will use check dams and erosion controls to slow the water down. She noted the drive aisle is being expanded by 10 ft. on the east side of the building which increases the slope to a drainage way/intermittent watercourse. She requested this be constructed in the dry period because of the sensitivity of the area, noting that erosion control blankets with seed and a forebay, which is proposed, will not function properly in the winter. Ms. O'Hare said on the west side, the existing flows are spreading out in the floodplain denuding the floodplain. She said the skunk cabbage has disappeared because of the flows. Ms. O'Hare said Mr. Baltramaitis suggested a series of wattles be installed in a delta shape as it comes down towards Wharton Brook or install coir logs, which she said she would place strategically along approaching Wharton Brook.

Ms. O'Hare said another condition of approval in her Environment Planner's Report of June 30, 2016, was to include a late recommendation from the Health Dept. regarding the septic system. Mr. Kern asked why something which has worked for the past 15 years be changed from concrete to plastic. Ms. Bates said the sand filled system will be taken out and the concrete galleries will be installed which serve the maintenance building and there will be parking over them. Ms. Carlson said the system is operational and the soils there are working. She said there is no problem with leachate or leaking of the system. Ms. Carlson said it was the Health Dept.'s recommendation to change the galleys because they were concerned about the loading.

Chairman Vitali said this was a Planning & Zoning issue. Ms. O'Hare pointed out this affected the 50 ft. setback with the upland review area. Ms. O'Hare said since 4,900 sq. ft. of the basin is being dredged and filled, she requested a salvage operation on the wildlife in the area. She said the basin has 4 ft. of water in it.

Commissioner Kern asked the Applicant when they would be breaking ground. Ms. Carlson said because there is earth moving involved and they need to temporarily stabilize and install asphalt, this project won't happen in January, February or March. She said this isn't a long duration project and noted if the project starts in August, it should be done sometime in November with clean-up in the spring. She said there is no building, just a retention pond and regrading of the parking lot.

Ms. O'Hare noted there is a massive swale on the west side 250 ft. long by 50 ft. wide where grass is being planted. She said she would like to see this seeded by Oct. 15 and work to be restricted between May 1 to Oct 15 and to include the Health Dept. improvements in the

Conditions of Approval. She also requested a key map be drawn up for the operations and maintenance plan, because of the size of the site, 18 acres.

Commissioner Parent said the bow should be tied on this project tonight. He said he could see Ms. O'Hare's concern but wondered if it would be feasible. He asked the Applicant if this project could be done on this timeframe. Ms. Carlson said no, because of the paving. She said the earthwork would be done first, and the last thing would be the paving and striping which could go into the end of the paving season. Commissioner Kern noted this is a one-week project. Ms. Carlson said she agreed but Fed-Ex has a process to go through. Ms. O'Hare said the seeding would be the plant work. Ms. Carlson said this would have to be done anyway to stabilize the area for the winter. Chairman Vitali said all of these things should have been completed, and shouldn't have taken 60 days to get this far. He said much of this could have been discussed before this Special Meeting and asked who designed this plan. He said he didn't know where this was going and where it was headed, but said he didn't see this dragging out too long. He noted even if the area is seeded now, not that much will grow.

Commissioner Heilman said he believes the Applicant wants to get this project done as soon as they can. He said he would like to see a small team of biologists go to the site for one day and clean out anything significant. He said anything living can be properly relocated. He said no one wants to have to winterize and said Ms. O'Hare is looking for a pushing assurance that everything gets accomplished. Commissioner Kern said the burden will fall on the Applicant to get things done within the window and said he believed this can be done because it isn't a major project.

Commissioner Kern asked Ms. O'Hare why there was a \$30,000 bond. Ms. O'Hare said the history of the lack of maintenance of the stormwater facilities, but noted the sensitive soils in the floodplain. Chairman Vitali noted the virgin material on the site is pure white sand and the red material was brought onto the site. He said Ms. O'Hare was getting confused as to what was natural on site and what is currently there. Ms. O'Hare said the soil is reddish brown under the skunk cabbage.

Commissioner Heilman referred to the possibility of aeolian deposits which came from the dust bowl. Ms. Carlson noted the planting season ends Oct. 1, 2016 according to the Applicant's plan.

Ms. O'Hare said this is why the Special Meeting was called because the Applicant wants to build in the dry season. Commissioner Kern asked the cost estimate of the entire project. Ms. Carlson said a ball park figure would be between \$250,000 to \$300,000 for construction, not engineering. Commissioner Heilman said it was admirable that this Special Meeting was called on behalf of the Applicant because of concerns and believed everything was accomplished.

Chairman Vitali entertained a motion on the application.

MR. PARENT: MOTION THAT APPLICATION #A16-4.5/29 TOELLES ROAD
WHARTON BROOK – GREG CHEROK, FED EX GROUND
(PARKING AREA EXPANSION WITH ASSOCIATED FILLING
OF EXISTING STORMWATER BASIN AND INSTALLATION OF NEW
STORMWATER FACILITIES, WIDENING OF DRIVE AISLE,
RENOVATION OF DRAINAGE SWALE, AND SEVERAL EXISTING
DRAINAGE CORRECTIONS) BE APPROVED SUBJECT TO THE
CONDITIONS OF APPROVAL SET FORTH IN THE
ENVIRONMENTAL PLANNER’S REPORT OF JUNE 30, 2016.

1. CORRECTIVE WORK TO THE TWO ERODING DISCHARGE
AREAS LOCATED ON THE SOUTH SIDE OF THE SITE
UPGRADIENT OF THE FLOODPLAIN IS TO BE COMPLETED AS
SOON AS POSSIBLE UTILIZING PLAN DESIGNS AND PLAN
EROISION CONTROL MEASURES IRRESPECTIVE OF THE
SCHEDULING OF THE COMMENCEMENT OF OTHER
REMAINING WORK UNDER THE PERMIT. SHOULD THE
CORRECTIONS NOT BE COMPLETED BY OCTOBER, 1, 2016, AS
STIPULATED, THEY WILL BE ADDRESSED AS ENFORCEMENT
ACTIONS ACCORDINGLY. THE BOND DOES NOT HAVE TO BE
POSTED RELATIVE TO THIS CORRECTIVE WORK.

2. WORK ON THE WEST SIDE IS TO BE CONDUCTED ONLY
DURING THE DRY PERIOD OF THE YEAR DUE TO ACTIVITIES
TO BE CONDUCTED DIRECTLY WITHIN WETLANDS AND
WATERCOURSES. DREDGING AND DEWATERING ACTIVITIES
TO BE CONDUCTED WITH A DRY FORECAST.

3. ENVIRONMENTAL PLANNER IS TO BE CONTACTED ONE WEEK
PRIOR TO START OF PERMIT WORK AT WHICH TIME
CONTACT INFORMATION FOR THE SITE PROJECT MANAGER
AND CONTACT INFORMATION FOR THE PERSON

RESPONSIBLE FOR ONSITE IMPLEMENTATION OF THE EROSION CONTROL PLAN IS TO BE PROVIDED.

4. **ENVIRONMENTAL PLANNER IS TO BE CONTACTED TO INSPECT INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO COMMENCEMENT OF ANY FURTHER WORK. THIS PERTAINS TO DEMOLITION PHASE WORK AND CONSTRUCTION PHASE WORK, RESPECTIVELY.**

5. **TO AVOID JEOPARDIZING THE ROOT SYSTEM OF LARGE TREES AND DISTURBING THE SENSITIVE SOILS ON THE SOUTHERN SLOPE AREA, LOCATIONS OF BOTH THE DRAINAGE DISCHARGE STRUCTURAL IMPROVEMENTS AND "WATTLES" ARE TO BE MODIFIED AS NEEDED IN THE FIELD TO ACCOMMODATE SITE CONDITIONS. (IN PARTICULAR, NO WORK IS TO OCCUR WITHIN THE ROOT ZONE OF THE EXTRAORDINARY 4-FOOT DIAMETER TULIP TREE AND ROOT ZONES OF OTHER MATURE TREES ARE TO BE AVOIDED IF AT ALL POSSIBLE AS THE ROOT SYSTEMS OF THE TREES ON THIS SLOPE SERVE TO HOLD TOGETHER THE FINE SOILS).**

6. **ANNUAL REPORTS DOCUMENTING MAINTENANCE OF THE SITE'S STOREWATER MANAGEMENT PLAN ARE TO BE SUBMITTED TO THE ENVIRONMENTAL PLANNING OFFICE FOR A FIVE-YEAR PERIOD STARTING WITH THE FIRST YEAR AFTER COMPLETION OF SITE WORK PERMITTED UNDER THIS APPROVAL.**

AND WITH THE FOLLOWING MODIFICATIONS:

7. **THE \$30,000 BOND WILL BE \$15,000**

8. **SUBMISSION OF A KEY MAP SHOWING THE MAINTENANCE TO BE DONE ON A YEARLY BASIS.**

MR. MURPHY: SECOND

VOTE: KERN-YES; PARENT-YES; MURPHY-YES; PHILLIPS-YES; VITALI-YES

MOTION PASSES

ADJOURNMENT

Mr. Parent made a motion to adjourn the Special Meeting at 7:40 p.m. Mr. Murphy seconded the motion which passed unanimously.

Respectfully submitted,

Cynthia A. Kleist

Recording Secretary