

**Inland Wetlands and Watercourses Commission
Town of Wallingford**

SPECIAL MEETING MINUTES

Tuesday, November 17, 2009

A Special Meeting of the Wallingford Inland Wetlands and Watercourses Commission was held on Tuesday, November 17, at 7:30 a.m. relative to a site investigation at 103 North Turnpike Road regarding a commercial development application. The Applicant was to provide equipment as the IWWC may request deep test pits to be excavated. The IWWC was to discuss soils information with consulting soils scientists at the site.

1.) Roll Call

Present were James Vitali, Chairman, Ellen Deutsch, Vice Chairman, Nick Kern, Secretary, Jeffrey Kohan, Jim Heilman, and Erin O'Hare, Environmental Planner.

Chairman Vitali called the meeting to order at 7:40 a.m. He stated the purpose of the meeting (as per above).

2.) 103 North Turnpike Road / Quinnipiac River - Yalesville Properties, LLC - (commercial development)

Present representing the Applicant was Jonathan Gavin, Managing Member, Yalesville Properties, LLC, George Cotter, P.E., OCC Group, Thomas Pietras, Soils Scientist. Ed Pawlak, Certified Soils Scientist, was present representing the IWWC.

Chairman Vitali introduced Ed Pawlak, Soil Scientist, who was present at the request of the IWWC, to provide a second expert opinion.

Chairman Vitali asked Erin O'Hare to orient the IWWC using the plans as to the Applicant's soils information (2008), James Sipperly's wetland delineation (2006), Thomas Pietras' previous wetland delineation (2003), and the proposed development.

Several test pits had been excavated preparatory for the meeting for demonstration purposes to examine and confer on soils types and concurrence with submitted data.

The first test pit revealed a lens of clay from an ancient lakebed, the two soil scientists agreed. Mr. Pietras thought it may be the only spot in Town where silt and clays can be found at only 3 feet down. The pit was dry at 10 feet down. Mr. Pietras noted this first pit is close to 2008 Test Pit #8 which had indicated 23 inches of fill over 27-58 inches of silt and clays. This red material was used for brick making.

Mr. Gavin left the meeting at this time.

Ms. O'Hare asked that each new test pit be correlated to the corresponding 2008 test pit if there was one closeby. Ms. O'Hare asked for the difference between sands, silts, and clays that are determined to be glacial outwash in origin and not regulated and sands, silts, and clays that are alluvial or floodplain in origin and, therefore, regulated. Mr. Pietras indicated, upon inspection, the determination is based on how the materials are layered and sorted, and alluvium contains evidence of organic matter and outwash does not, and outwash sometimes contains pebbly material not found in alluvium.

The second spot visited is located on the abutting Town property. As it is a wet area, the equipment was not used. Mr. Pietras dug with an auger and indicated it was an excavated wetland that traps water due to a berm that was built by the pump station. The two soils scientist agreed the woods were a floodplain as evidenced by young cherry trees typical of fluctuating dry/wet conditions. Chairman Vitali motioned to the trees on the Town piece and stated these trees will remain.

The second test pit viewed, it was agreed, showed fill to several feet and sand and gravel below (a sandy type of outwash) with a couple of layers of buried material and lots of stone which Mr. Pietras indicated were brought in. Mr. Pawlak noted there were two buried fill horizons. Mr. Pietras indicated the "B" horizon was removed and then fill was deposited at least two more times. As soil names are given only for "A" and "B" horizons, this material does not have a soil name. Chairman Vitali noted there was ground water at 5 feet down. Mr. Pietras indicated it does not drain due to clays below and noted we were standing at 10 feet higher than the Quinnipiac River. He said we were near 2008 Test Pit #2. It was agreed soil was UD (fill) over sandy outwash.

Mr. Pietras pointed out the old swale on the south side of the property and an old pile of fill and trash.

Walking toward the River, Chairman Vitali indicated you could see the edge of the floodplain being where the pines were planted here. This area was an area of difference in wetland mapping by Mr. Pietras and Mr. Sipperly (latter had more wetland area over a stretch of approx. 90 feet). Equipment was not brought in here due to trees, but Mr. Pietras substantiated his determinations using the auger.

The third test pit (correlates to 2008 Test Pit #4) showed groundwater at 3 feet. Mr. Cotter noted the very coarse sand and gravel he obtained from the bottom of the pit. Mr. Pietras indicated here there is a "B" horizon.

The fourth test pit (correlates to 2008 Test Pit #3) showed water table at 3 ½ feet. This is the vicinity of the proposed rain garden.

The fifth test pit (correlates to 2008 Test Pit #6) showed sand and gravel and was pebbly so it was agreed to be outwash material and not riverine in origin. It was red and had 1-2 feet of fill.

Mr. Cotter, at Ms. O'Hare's request, showed the IWWC the proposed location of the rear of the building and the rain garden. The rain garden is to be 8 inches deep with a berm around it. The spot has groundwater at 3 feet.

Mr. Cotter indicated the area proposed to be excavated for compensatory flood storage. This is an area where Mr. Pietras and Mr. Sipperly's work differed.

Chairman Vitali summarized the purpose of the expert second opinion was to verify the soil types and wetlands boundary lines and for the two soil scientists to arrive at an agreement. The cost was to be borne by the Applicant. Ms. Deutsch indicated that more test pits could be requested by Mr. Pawlak if needed. Chairman Vitali indicated the report is to focus on the soil conditions on this site and differences between Mr. Sipperly's work and Mr. Pietras' work do not have to be resolved because the IWWC is aware that the use of a backhoe for test pits provides greater information as witnessed today.

Mr. Cotter indicated an oil/water separator is proposed as part of the rain garden. Most of the flows enter the rain garden via the grassed swales, however, the northern half of the runoff will run into the flood storage area and hence into the watercourse.

Ms. O'Hare indicated she and the two soil scientists would remain at the site to finalize any remaining areas in question.

3.) Adjournment

Chairman Vitali adjourned the meeting at 9:40 a.m.

Respectfully submitted,

Erin O'Hare,
Environmental Planner
Acting Recording Secretary