



**REGULAR MEETING OF THE INLAND WETLANDS AND WATERCOURSES AGENCY
MIDDLETOWN CONNECTICUT
MAY 1, 2019**

A. Call to Order / Pledge of Allegiance

The meeting was called to order at 7:00 PM with the Pledge of Allegiance. All members are voting members.

Present: Commissioner Joe Carta
Commissioner Robert Whitney
Commissioner Trevor Davis
Commissioner Ken McClellan
Commissioner Jennifer Greenberg
Commissioner Constance Kisluk
Commissioner Paul Dyka
Commissioner David Pritchard

Absent: Commissioner Gabriel Russo
Commissioner Jammie Middleton
Commissioner Jack Pieper
Commissioner Fred Terrasi

Staff: Christine Raczka Marquis, Planning/Environmental Specialist

B. Public Hearing

Deputy Director of Public Works, Chris Holden, gave a presentation on the proposed reconstruction of Kaplan Drive.

Commissioner Joe Carta asked if anyone from the public wished to comment of the proposed project.

Norm Karen, 159 Birchwood Drive, said he was opposed to the parking lot and he would like the soil science report made available to the public. He is opposed to the parking lot because people could park on the side of the street or use the school parking lot.

Elena Chamberline, 392 Mile Lane, said that she was concerned about the traffic the proposed project would cause and asked if there was a consideration to the residents who would be affected by the construction.

Commissioner Joe Carta thanked her for her comments but said that those would best be directed to the Planning and Zoning Commission which meets 2nd and 4th Wednesday of the month at 7:00 pm.

Commissioner Joe Carta opened the discussion to the rest of the commissioners.

Commissioner Robert Whitney asked Chris Holden where the full multi use trail would go when it was completed?

Chris Holden responded that it would connect to the existing sidewalk and go along the left side of the school and east of Wild Bill's property.

Commissioner Robert Whitney said that there is another field close by that that is higher and drier. Did you think of using that field instead?

Chris Holden responded that the field Commissioner Robert Whitney is suggesting is used by the school. Commissioner Robert Whitney asked what is the proposed field used for? Chris Holden responded that the field was not used for anything as far as I know.

Commissioner Robert Whitney said I have one issue with the proposed parking area. The south side of the field says assumed wetlands. If this was a private developer we would ask for them to determine the wetlands limit. If this goes forward I would like Jim Sipperly to go out and determine the actual wetlands boundary and I would make that a condition of approval. I assume you don't have any issues with that.

Chris Holden said no we don't have any issues with that and again we don't have to do anything with the field. We were just trying to think of ways to attract people to use the multi-use trail. We're not really stuck on one idea and can take it out of the project if need be.

Commissioner Whitney asked the area in the back is it just field at this point? So you're going to actually put that below the grade of the parking lot?

Chris Holden said the parking lot area is at an elevation of 24 ft. the back area of the field is also 24 ft and then it drops back down so it would be graded to allow for sheet flow off of that area.

Commissioner Whitney asked how much fill would be taken out of the area?

Chris Holden pointed out the E&S plan which goes through the different fills.

Commissioner Whitney asked does the school have any issues with this project? Chris Holden said Public Works did meet with the school to discuss the project but is not aware of any issues with the parking lot.

Chris Holden then addressed some of the public's comments about the potential construction schedule.

Commissioner Joe Carta asked if the other commissioners had any questions.

Commissioner David Pritchard asked when the construction would begin to take place? Chris Holden said they might start some small projects during the school year but full construction would take place after school gets out and finish in August before school gets out

Commissioner Constance Kisluk asked about limiting the parking to just one row and also the use of permeable pavers. Chris Holden responded that yes they can limit the parking to just one row but do need about 20 ft. behind the parking row for cars to turn around. He also said that they are planning to use pavers or gravel in this parking area. Commissioner Constance Kisluk thought that staff comments about using a permeable surface was a good idea and would like to see that in this area. Chris Holden said that they would work with staff to determine the most appropriate surface for the parking area and that they are looking at putting in a swale in on the east side of the parking area.

Christine Raczka Marquis, Planning/Environmental Specialist told the commission that she and Chris Holden had discussed this project thoroughly and would continue to work together to ensure that the final design would be protective off the wetlands and vernal pools in the area.

Commissioner Ken McClellan emphasized that he agreed with Commissioner Whitney about wanting to see Jim Sipperly officially flag the wetlands. He also expressed concerns about whether permeable pavement would be possible in this area. Chris Holden said we could do some test pits before construction and determine the soil type to see if permeable pavement would work in this area.

Commissioner Joe Carta said that he also agreed with Commissioner Whitney about flagging the wetlands. He also said that he did not see the need for the parking area in addition to the new parking area by the school. He also expressed that he was fine with the rest of the proposed plan but did not see the need for the additional parking area and associated fill. He would rather see the field left as it was. Chris Holden said that Public Works would have no problem removing the parking area from the application.

Commissioner Joe Carta then asked if anyone else in the audience had any other comments.

Norm Karen, 159 Birchwood Drive, thanked the commission for their comments about leaving out the additional parking area. He then asked if the commission had seen the soil report.

Christine Raczka Marquis, Planning/Environmental Specialist, said that the Jim Sipperly, the City's Soil Scientist, will provide the report to staff and she will share the report with the commission.

Commissioner Robert Whitney asked Chris Holden if he would be okay removing the parking area from the application. Chris Holden said yes they have no problem removing that parking area from the application.

Commissioner Trevor Davis said this is a little premature but I heard that their might be a soccer field near the Wild Bill's area. Have you thought about that? Chris Holden said that we have heard of some potential development over their but haven't made any contact with the developer. Commissioner Trevor Davis said that he agreed with other members of the commission about limiting the parking until its really needed.

Commissioner Joe Carta asked the commission if they would prefer to leave the public hearing open until they get the information from Jim Sipperly or they can make a motion to remove the parking area from the plan. Commissioner Ken McClellan said that he was in favor of making a motion to approve the plan minus the additional parking area and associated grade and fill.

Commissioner Robert Whitney made a motion to close the public hearing. The motion was seconded by David Pritchard. The motion passed unanimously.

Commissioner Ken McClellan made a motion to approve the proposed reconstruction of Kaplan Drive (19-01) with the change that the parking lot grading and fill on the southern part of Kaplan drive be removed from the plan. Commissioner David Pritchard seconded the motion. The motion passed unanimously.

C. Old Business

None

D. New Business

1. Proposed construction of two (2) medical buildings and associated parking within the 100 foot upland review area at 400-480 Saybrook Rd. Applicant/agent Medical Development Associates, LLC 19-02

Frank Magnotta, project engineer, for the proposed medical buildings gave a brief presentation on the project.

Commissioner Joe Carta suggested that the commission schedule the applicant for a public hearing. The motion was made by Commissioner Trevor Davis and seconded by Ken McClellan. Commissioner Robert Whitney abstained from the vote. The rest of the commissioners voted in favor of a public hearing next month for the applicant.

2. Proposed construction of a new concrete retaining wall along waterway to replace the one that fell within the upland review area at 50 Highland Avenue. Applicant/agent Weld Management/Andrew Weld 19-03

Commissioner Joe Carta asked if there was a motion to accept the second application (19-03) for public hearing next month. The motion was made by Ken McClellan and seconded by Paul Dyka.

E. Agency Review

1. Report on decommission of water/sewer treatment plant

Christine Raczka Marquis, Planning/Environmental Specialist, gave an update on the decommissioning of the water/sewer treatment plant in Middletown.

F. Reports of Officers and Committees and WEO Report

Christine Raczka Marquis, Planning/Environmental Specialist, reported that she was in communication with the Ron Baia, Zoning Enforcement, about and wetland violations. She said that at the time she had nothing new to report and gave a brief update on the Citgo Station on Newfield St.

G. Public Open Forum

None

H. Minutes- April 3, 2019

The Commission asked staff to make some brief updates to last month's meeting minutes. The Commission moved to accept the meeting with the proposed edits. The motion was made by Commissioner Ken McClellan and seconded by Robert Whitney. The motion passed unanimously.

I. Communication and Bills

None

J. Adjournment

Commissioner Joe Carta moves to adjourn the meeting. Commissioner Ken McClellan and Kayleigh Pratt second the motion. The chair states the matter passed with ten unanimous votes. Meeting adjourned at 8:00 PM.

Respectfully submitted,

*Christine Raczka,
Environmental Planning Specialist*