

MINUTES
INLAND WETLANDS AGENCY
AUGUST 26, 2015 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Sutphen, Ashworth, Williams, Furlong
Staff: Jones, Galetta

Chairman Scott called the meeting to order at 7:03 p.m.

II. PUBLIC COMMUNICATIONS – None

III. APPROVAL OF THE MINUTES OF July 22, 2015

MOTION: To approve the minutes of July 22, 2015, as written.

Motion made by Sutphen, seconded by Ashworth, so voted unanimously.

IV. NEW APPLICATIONS

1. Northeast Interceptor Sewer Clearing, Dartmouth Drive to Cow Hill Road

Christian Lund, Assistant Director of Public Works, introduced himself to the Agency. His primary duty is as Manager of Water Pollution Control Facility (WPCF) and one of his priorities is to clear Town sanitary sewer easements that have been neglected for a number of years. Clearing and opening up the overgrown easements will provide access for the trucks to jet the lines and keep the sewer pipes clear. This will minimize and avoid the risk of spill over into the Town watershed.

Lund explained the project which consists of clearing the sewer easement in the Woodcrest and Fieldcrest areas of Town. There is approximately .43 acres located within inland wetlands. The work will be done using delicate methods and care will be taken to keep the disturbance to a minimum. No trees will be removed and work crews will do most of the labor manually using hand tools or a brush hog. Any debris or cut material will be removed from wetland areas.

Going forward, Lund intends to clear the sanitary sewer easements every year. Outside contractors will be hired initially because of the size of the project; however, for subsequent years he anticipates using Town employees. After the easements are cleared, the sewer pipes will be inspected and any deterioration repaired.

Staff noted to the Agency that it is seeing this project as an individual application currently, but in the future WPCF may apply for a Townwide permit that would be good for 5 years. The Agency might then decide to give an approval to clear sanitary sewer easements subject to certain conditions.

MOTION: To classify the application as minor.

Motion made by Sutphen, seconded by Ashworth, so voted unanimously.

2. The Sandbox Indoor Volleyball Facility, 1500 Gold Star Highway

Robert Schuch, of Schuch Engineering, presented the application to the Agency. He explained that he is representing The Sandbox and introduced its president Brendan Woolrich. The plan is to construct a 14,400 sq. ft. commercial recreational facility for indoor beach volleyball on a 12 acre parcel along Gold Star Highway and Candlewood Road. The site was previously approved for development in 1987 for Sailmakers. The land was cleared, fill brought in, and grading occurred adjacent to the wetlands but the project was never completed. The wetlands have been flagged by Bob Russo, a soil scientist. Public water is available on Candlewood Road but public sewer access is not. Ledge Light Health District was not able to find suitable, naturally occurring, soils in the development area to handle the estimated flows. The only alternative is to cross the wetlands to where the good soils are present and a septic system will pass the State Health Code. The suitable soils are almost outside of the 100 ft. upland review area which encompasses most of the site.

Schuch described the construction and use of the proposed facility. It will be low impact development using sheetflow and infiltration strips for drainage. There is a 10 ft. wide deck around the sand courts for spectators to watch the competitions. The sand will be approximately 1 ft. deep and replaced every 2 years. A geomembrane moisture barrier that will be placed under the sand and overhead doors will help keep it aerated. The building will have no foundation and be supported by concrete piers and columns. There will be pervious parking areas except for the handicap spaces and driveway apron. Woolrich, who runs summer volleyball programs at a couple locations, expects this facility to be a primarily winter enterprise.

Staff noted that the regulated activities include the crossing for the septic system construction in the upland review area and a frontage sidewalk. The applicant plans to ask the Planning Commission to waive the sidewalk requirement.

Schuch described the site drainage, noting that the building will be designed to sheet flow to water filtration trenches. The roof areas will be piped across the area to water quality basins. The parking lot will have the same. He discussed the sidewalk and explained that he is working with CONNDOT and is going to the Planning Commission to request a waiver.

The Agency will do a site walk before classifying the application. The site walk was scheduled for Wednesday, September 2, 2015 at 3:30 p.m.

V. NEW BUSINESS

1. Report of Chair – None
2. Report of Staff

Staff discussed the Planner I position that is expected to be filled within the next month. This person will be trained to staff all the land use commissions including the Wetlands Agency.

Staff also distributed The Habitat newsletter.

VI. ADJOURNMENT

Meeting adjourned at 7:48 p.m.

Eunice Sutphen, Vice Chairperson
Inland Wetland Agency

Prepared by Lynda Galetta
Office Assistant II