

MEETING MINUTES

Conservation Commission
September 24, 2020
6:30 PM
Zoom Remote Access Only

RECEIVED FOR RECORD
WATERBURY, CT
2020 SEP 30 AM 11:48

Members Present: Dave Lersch, Tali Maidelis, Richard Muckle, Jessica Patterson,
Michael Stankov and Wade Thomas
Members Absent: Geneva Renegar
Alternates Present: Ivy Plis and Julie Wainscott (1 Vacancy)
Staff Present: Maureen FitzGerald, Environmental Planner
Katrina Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

R. Muckle called the meeting to order at 6:30 p.m. R. Muckle asked J. Wainscott to sit for G. Renegar.

2. APPROVAL of the September 10, 2020 MEETING MINUTES

Motion: Motion made by T. Maidelis, second by J. Wainscott to approve the September 10, 2020 meeting minutes.

Vote: 6-0-1 (M. Stankov abstained from the vote)

3. APPLICATION REVIEW

C-20-15 140 Waterford Parkway South – Concrete Products Manufacturing and Outdoor Storage – Fabcon Precast, Applicant, Mathon Fund I LLC, Owner, Loureiro, Agent

Seamus Moran, PE, Clint Brown, PE and Jeff Prince were available at the meeting.

S. Moran reviewed with the Commission modifications that were made to the plan for treatment of stormwater quality and in response to staff and Commission comments.

The size of the off-line sediment forebays and water quality units were added to the plan. The HydroCad model inputs for the storage yard were modified to reflect the imperviousness of the stored concrete panels and resulted in modification to Basin E and F to infiltrate the 10 year storm run-off. These basins are still outside the 100 ft Upland Review Area. A temporary de-watering detail has been added to the plan along with notes regarding erosion and sediment control. S. Moran summarized the stormwater treatment train for each drainage basin and the water quality volume treated by each component.

W. Thomas asked if any saturated hydraulic connectivity tests have been conducted in the basin locations. S. Moran noted there were a number of test pits and borings completed at the site and the data indicated glacial outwash deposits through-out the site. He noted the Geotechnical firm recommended using 7.1 inch/hour and the design of the infiltration galleys uses 3.6 inch/hour as a factor of safety.

W. Thomas requested that saturated hydraulic conductivity test be conducted in each infiltration system and basin to confirm actual value. S. Moran replied that field testing will be scheduled.

S. Moran discussed the recommendation from a third party review conducted for Planning & Zoning that a pollutant loading model of existing versus proposed conditions be conducted in accordance with the Jordan Brook Watershed Management plan. S. Moran stated he believed the design has met the intent of the management plan by incorporating a treatment train and meeting

and exceeding the design recommendations of the CTDEEP Stormwater manual.

S. Moran responded to other comments in the third party review regarding wetland ecology and stormwater design. He stated there will not be a break in the proposed conservation easement area for future upgrade and maintenance of the existing crossing over Jordan Brook. The applicant would reserve a right to cross and maintain or upgrade the crossing.

He also noted that the infiltration basins will be removed from the proposed conservation easement area so they can be regularly maintained. He reviewed a summary chart of peak rates and volumes of run-off from the site which indicated there are reductions in post-development rates and volumes.

A video of a gantry crane removing a concrete panel from a truck and placing it down in the storage yard was shared by the applicant.

W. Thomas asked if it is rare to have the entire yard empty. J. Prince replied it is not uncommon for the yard to be in full use as the yard may be storing panels for up to 10 projects at once.

Chairman Muckle noted the yard was muddy in the video. J. Prince replied the storage yard is proposed to be dressed with crushed stone.

D. Lersch had questions regarding the third party review. Staff noted it had been commissioned by the Planning & Zoning Commission but the information was shared with the Conservation Commission. D. Lersch noted he believes the applicant has complied with the watershed management plan.

Commission members discussed whether to require saturated conductivity testing before making a decision on the application and agreed the saturated hydraulic connectivity testing can be made a condition of approval.

W. Thomas asked if a third party can be responsible for the E&S inspection and stormwater monitoring.

Motion: Motion made by D. Lersch, second by T. Maidelis to have staff prepare a draft permit of approval with conditions for hydraulic conductivity testing, modification of the gap in the proposed conservation easement area, removal of the basins from the Easement area and requiring third party inspection for E&S control and stormwater monitoring..

Vote: 7-0 [A roll call vote was taken with all voicing an approval].

C-20-16 170 Rope Ferry Road – Two Lot Re-subdivision, St. Paul Catholic Church Corporation, Owner & Applicant, Florek Surveying, LLC Agent

R. Muckle recused himself from the proceeding, asked T. Maidelis to chair the remainder of the meeting and left the meeting. T. Maidelis asked I. Plis to sit for R. Muckle.

Staff reviewed her review comments and the draft permit. J. Wainscott asked about trash that is on the property. Staff replied it is zoning enforcement issue and is being addressed.

Motion: Motion made by W. Thomas, second by J. Wainscott to approve the draft permit as written.

Vote: 7-0

4. NEW APPLICATIONS

No new applications were received.

5. VIOLATIONS

No violations were reported.

6. CORRESPONDENCE

No correspondence was discussed.

7. PAYMENT OF BILLS

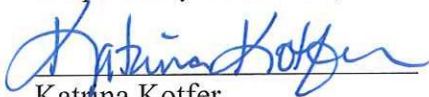
No bills were discussed.

8. ADJOURNMENT

Motion: Motion made by W. Thomas, second by M. Stankov, to adjourn at 7:34 p.m.

Vote: 7-0

Respectfully Submitted,



Katrina Kotfer

Recording Secretary