



Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: www.watertownct.org

Fax: (860) 945-4706

Minutes

CONSERVATION COMMISSION/ INLAND WETLANDS AGENCY WATERTOWN, CONNECTICUT

PUBLIC HEARING

Brass City Hyundai

674 Straits Turnpike, Watertown, CT

Time: 7:00 P.M. (7:07 P.M.)
Date: Thursday, September 15, 2011
Place: Watertown High School Lecture Hall
324 French Street
Watertown, Connecticut

1. Call Hearing to Order

Chairman, Mr. Edwin Undercuffler called the meeting to order at 7:07 P.M.

2. Roll Call

Vice Chairman, Mr. Donato Orsini executed the roll call.

Present: Chairman, Mr. Edwin Undercuffler
Vice Chairman, Mr. Donato Orsini
Secretary, Mr. Thomas Murphy
Mr. Michael Genovese
Mr. Joseph Polletta

Absent: Ms. Martha Sturgis
Mr. Richard Sarandrea
Mr. Todd Robinson
Ms. Dorota Habib

Also Present: Wetlands Enforcement Officer, Mr. Moosa Rafey
Town Engineer, Mr. Chuck Berger
Land Use Secretary, Mr. Chuck Bezio

3. Hearing of Applications

Chairman, Mr. Edwin Undercuffler read the public hearing ground rules into the record.

GROUND RULES CONSERVATION COMMISSION INLAND/WETLAND AGENCY

1. The applicant or his representative will make his formal presentation to the Commission stating the proposed regulated activities, the wetland impacts, and the alternatives which were considered by the applicant.
2. All comments, discussion and observations shall be made through the Chairman after proper recognition by the Chairman. This is necessary to ensure that only one person at a time speaks on any issue, thus making it easier for everyone to understand and for clearer legal transcription.
3. All persons addressing the Commission shall begin by first clearly stating their name and address for the record. If necessary, the person may be asked to spell his name for the record.
4. Following the presentation of the application, the Conservation Commission Inland Wetland Agency will ask specific questions of the applicant.
5. After the Commission has asked its questions of the applicant, I shall then allow any members of the public who wishes to speak either in favor of this application or against it to address the Commission.
6. I shall then allow the applicant to respond to the comments of the members of the general public.
7. I shall then allow any members of the general public who wish to present any additional information or clarifying discussion to do so.
8. I shall then provide an opportunity for the applicant to respond to these additional remarks if he or his representative so wishes.
9. The Conservation Commission/Inland Wetland Agency has thirty-five days from the date the public hearing commences to complete the public hearing. The Commission may ask the applicant for a thirty-five day extension of the public hearing period if the Commission requires any additional information or wishes to schedule a site walk to observe the situation for themselves.
10. The Conservation Commission/Inland Wetland Agency has thirty-five days from the date when the Public Hearing is closed to render its decision.

A. Continuation of the Public Hearing from August 11, 2011 – Application #763 of Brass City Hyundai for construction of an addition to an existing building and additional parking at 674 Straits Turnpike, Watertown, CT.

Recess or adjourn the Public Hearing must be closed by September 22, 2011.

Mr. Plourde

Brain Fuller from Pustola and Associates was present on behalf of the applicant and advised the Commission that there are revised plans that have been submitted into the record. He reviewed with the Commission the revised plans. He reviewed the project narrative to the Commission dated 9/9/11. This is a Proposed Automobile Dealership with Repair Facility located at 674 Straits Turnpike, Watertown, Connecticut. The property Owner is Brass City Hyundai LLC Samben Realty Co. Inc., 185 Meadow Street, Naugatuck, Connecticut 06770. The applicant is proposing to construct a 11,100 square foot, two-story building addition for a new automobile dealership and repair facility with associated parking on a 4.78 acre parcel located at 674 Straits Turnpike (former State Dairy). The site is currently partially developed and contains an existing 10,700 square foot building. The northerly wing of this building will be removed to allow for the construction of the proposed addition while the remaining building will be renovated and used for service, sales and offices. The proposed addition will be constructed in an area that is currently paved. Inland wetlands and intermittent watercourses from existing off-site drainage systems exist on the property in the northwest portion of the lot. The proposal calls for the elimination of these watercourses by extending the outlet drainage pipes from State Street and Straits Turnpike and providing appropriate rip rap plunge pools prior to entering the wetlands. Access from Straits Turnpike and State Street will remain in relatively the same location as they are now. Site lighting will be provided via building mounted wall packs and light poles. All lighting fixtures called for on the plans meet the requirements for full cut-off or 'Dark Sky' compliancy. All utilities (gas, electric, water, sewer) servicing the proposed building will be placed underground. The storm water runoff from the proposed parking areas will be directed into several catch basins and grass lined swales then into a sediment forebay and discharged to a detention basin then released via a controlled release structure to the existing wetlands. Roof drainage for the proposed addition will be stored in a subsurface retention system for water quality volume purposes. The existing building's roof drainage outlet location is unknown at this time. The location

should be investigated during construction and a plan developed to address the roof drainage if it does not connect to an existing catch basin within the town roadway. Standard erosion controls have been designed to be used during construction including silt-fencing down slope of disturbed areas, an anti-tracking pad at the construction entrance and silt sacks and hay bales for catch basins. Further erosion control details are located on the Erosion & Sedimentation Control Plan (sheet SP-4). Area of Wetlands: 20,305 sq. ft., Length of Intermittent Watercourses to be eliminated and piped, Area of Wetlands Altered: 1,500 sq. ft., Area of Upland Review Area Altered: 88,000 sq. ft., 2.02 acres, Soil Type: Udorthents-Urban land complex. Alternatives: Alt #1 - Larger upper parking area; separate car wash building; smaller vehicle inventory parking area (This alternative would have created the need for more wetland disturbance and retaining walls without allowing the applicant sufficient on-site area for display of vehicles) Alt #2 - Larger upper parking area; increased stormwater detention pond (This alternative would have also created the need for more wetland disturbance and would possibly require the elimination of wetlands.) Proposed Stormwater Management System: Water quality treatment via a sediment forebay within the detention basin sized accordingly per the 2004 Connecticut Stormwater Quality Manual. The detention basin is equipped with an outlet control structure to achieve a zero increase in runoff. Proposed Mitigation Measures: Piping the existing intermittent watercourses will allow the applicant to repair the current eroded areas and also provide proper erosion control via rip rap plunge pools and the outlets. He went on to review in a letter dated 9/9/11 outlining the site plan revisions which incorporated several of the recommendations made by Sean Hayden of the Northwest Conservation District in his letter dated June 22, 2011. • Develop the detention basin as a temporary sediment basin during construction and create temporary top-of slope diversion swales to keep runoff away from the faces of the fill slopes. This in tum, will allow the erosion control blankets to function properly. • Provide a redundant sediment barrier (silt fencing and hay bales) where adjacent to wetlands. • Direct the roof runoff (from the proposed structure) into a subsurface infiltration gallery under the parking lot for water quality measures. • Incorporate a sediment fore bay within the detention basin. This will provide pretreatment by settling out coarse sediment particles. • Provide a rip-rap pilot channel within the detention basin which allows the stormwater to follow a longer circuitous path to the outlet. These items, together with the measures included elsewhere on the site (i.e. rip-rap

plunge pools, grass lined swales, etc.) will make this proposal more protective of on-site and down gradient wetlands and water resources. Should you have any further questions or need any additional information please do not hesitate to call. He noted that his office has received comments dated August 9, 2011 pertaining to the above referenced site plan application to the Inland Wetlands and Watercourses Commission to which we offer the following responses: *"The following comments are provided based on the responses to my June 21, 2011 review memorandum: "* 1. *"The wetland impact should be included in the Project Narrative section of the Storm water Management Report and should include the impact due to the proposed work at the catch basin at the downstream property. "* RESPONSE: See revised Project Narrative included in the report. 2. *"A gutter flow analysis should be conducted for catch basin 6 proposed in the corner of the upper parking lot. "* RESPONSE: See Appendix D - Miscellaneous Calculations. The analysis demonstrates that tile 6" curb is sufficient to contain the runoff and not overtop the basin. 3. *"Provide input summaries for the Pre-development and Post-development hydrograph analysis. "* RESPONSE: Included in the Stormwater Management Report. 4. *"A test pit should be dug in the area of the proposed detention basin to determine existing groundwater levels. "* RESPONSE: Agreed. To be performed. 5. *"A cross section, profile and detail should be provided for the proposed work at the catch basin system at the downstream property line. A capacity analysis should be performed downstream system. "* RESPONSE: See drawing SP-DET3. A capacity analysis has been performed and is being provided under separate cover for your review. 6. *"In accordance with the Connecticut Stormwater Quality Manual Stream Channel Protection should be addressed in the Stormwater Management Report. "* RESPONSE: See Appendix [] - Miscellaneous Calculations. The system as designed is in compliance with the requirements set forth. *"The following additional comments are provided based on review of the revised information: "* 1. *"Evaluate the need for additional stabilization measures on the northern side of the driveway to the upper parking lot. "* RESPONSE: The plans have been revised to include a 4' wide stone filter strip along the northern side of the driveway to the upper parking lot. 2. *"Details should be provided for all rip rap areas and structures shown in the detention basin area. "* RESPONSE: See revised plans. Dimensions or details have been provided for the rip rap areas, outlet structure, inlet pipes, etc. 3. *"Profiles, to scale, should be provided for: the outlet pipe from the outlet control structure*

Based on the profiles, the stable between the structures should be evaluated" RESPONSE: See drawing SP-DET3 for requested profiles. Additional grading and/or rip rap has been designed to provide the necessary stability between the structures. 4. *"It appears that the new roof area drainage system is designed for the water quality volume runoff Provide a description of how additional roof run off will be addressed. Provide a description of how the existing roof run off is address in the Revised Stormwater Management Report. "* RESPONSE: An overflow pipe has been added to the underground system. The existing roof drain outlet location is unknown at this time. The location should be investigated during construction and a plan developed to address the roof drainage if it does not connect to an existing catch basin within the town roadway. 5. *"Appendix D contains an analysis for the Water Volume for the site. Provide details to support the statement that the pond is sized for 6,800 cubic feet."* RESPONSE: The calculation sheet has been revised per the latest plans and now includes a sectional diagram of the sediment forebay with area and cubic foot calculations demonstrating compliance. 6,970 cubic feet of storage is required and the pond as designed will provide 6,980 cubic feet. 6. *"Additional details and specifications should be provided for the detention pond dam foundation preparation* " RESPONSE: See "Formation of Embankment for Temporary Sediment Basins & Detention Basins", sheet SP-2. 7. *"A profile should be provided o(the proposed driveway to the upper parking lot. Maximum grade cannon! Exceed 7%."* RESPONSE: See "Profile 'X-X'" on sheet SP-2. Driveway as designed is 7%. 8. *"Additional construction entrances should be added to the entrances On State and Commercial Street. "* RESPONSE: Agreed. See drawing SP-4. 9. *"The Stormwater Management System, Inspection and Maintenance Schedule should be revised to include, the roof drainage system, the catch basin and pipe system at the northerly property line and the detention basin berm "* RESPONSE: See drawing SP-4 for revised notes. We trust these responses adequately address your comments and concerns, Should you have any further questions or need any additional information please do not hesitate to call. The revisions address the comments of the Town Engineer Chuck Berger. We met with him yesterday and reviewed in detail the revision and how we addressed all of his concerns. The changes are minor in nature. We addressed the stream protection criteria. We slightly increased the size of the detention pond. We took a couple of parking spaces away. We widened it toward the street area. We add rip rap outlet protection

improvements. The catch basin along the bank property had an over flowing issue, that we addressed also.

Mr. Hayden

Sean Hayden a Soil Scientist from Northwest Conservation District was present and advised the Commission that all of his concerns have been addressed. Steve Pustola and I have spent time at Center Subrau in Torrington reviewing their storm water treatment and infrastructure on their sites. There are many innovative storm water treatments techniques in places that we looked at. We show in real life what was being advised in his recommendation letter.

Mr. Berger

I have received a lot of information tonight and I would like some time to review the material.

Mr. Rafey

There has been a change in the wetland impacts compared to the original application. There is 1,500 sq. ft. of direct impact on the wetlands and that is a results of our recommendations we made to the applicant. Is the 220' linear feet of piping of the watercourse something that needs Army Corp. of Engineers approval?

Mr. Plourde

No I do not believe so.

Mr. Berger

I believe that your Soil Scientist has had a conversation with Army Corp. of Engineers and that a permit it not needed.

Mr. Rafey

In case a permit is needed it is the applicant responsibility not the Towns.

Mr. Plourde

Correct. I understand that.

Mr. Rafey

The upland review area impact is 88,000 sq. ft. If the Commission decided to close the public hearing and make a descion tonight it should be subject to review and approval of town staff since we are seeing some of this information for the first time. I have not been able to review the revised plans.

Mr. Polletta

Do you need additional time to review these plans.

Mr. Rafey

No, they are minor revisions. An approval should be subject to review and approval of town staff since we are seeing some of this information for the first time

Public:

None.

Moved: Vice Chairman, Mr. Donato Orsini

Second: Mr. Michael Genovese

Text of motion: Close public hearing

Vote: Chairman, Mr. Edwin Undercuffler, Vice Chairman, Mr. Donato Orsini,
Secretary, Mr. Thomas Murphy, Mr. Michael Genovese and Mr. Joseph
Polletta

Motion passed unanimously 5-0.

Attest:

Tom Murphy, Secretary
Conservation Commission
Inland/Wetland Agency