

Town of Watertown
The Planning and Zoning Commission
Public Hearing
Volume Reduction Facility/ Flood Plain
September 3, 2008

Time: 7:00PM

Date: September 3, 2008

Place: **John Trumbull Primary School Library**

779 Buckingham Street

Oakville, CT

Minnich: I am calling this meeting of the Planning and Zoning Commission to order.

Present: D. Minnich, R. Russ, M. Masayda, G. Martin, C. Mancini, J. Blais, K. Demirs

Absent: G. Dupliese, D. George, R. Rondeau

Others Present: Ruth Mulcahy, Land Use Administrator
Chuck Berger, Town Engineer

K. Demirs sat in for G. Dupliese

R. Rondeau arrive at 7:20

Minnich: Next item on the agenda is flood plain Special Permit #252 for construction and Demolition Volume Reduction Facility to be located at 0 Frost Bridge Road, Watertown in an IR80 restricted industrial zone. Mike would you like to read the public hearing notice.

Masayda: The Planning and Zoning Commission of the town of Watertown, Ct will hold this public hearing on Wednesday, September 3, 2008 at 7PM at John Trumbull Primary School, Library at 779 Buckingham Street, Watertown, Ct on the following application Flood Plain Special Permit #252 for a Construction and Demolition Volume Reduction Facility to be located at 0 Frost Bridge Road, Watertown, Ct in IR80 restricted industrial zone, Watertown, Ct the 21st and 28th day of August 2008.

Greg Lapinsi – Professional Engineer – Fuss and O’Neil

Also with me today for the applicant Robert and Greg Sachs they represent Frost Bridge Associates. With Fuss and O’Neil Patrick Baxter is here he is our traffic engineer he will do a presentation regarding traffic. Ron Bomegen is also here to answer any questions. We have two applications pending and we could do one of two ways either, I do the full presentation in regards to both applications right up front or the second things in detail the flood plain permit.

Minnich: The practice of our Commission is to keep those as separate public hearings with the department regulations. We will need to keep the record separate so the presentation of this topic is just on the flood plain.

Lapinsi: Without getting too much in the background which I will go over later. Essentially we are performing exactly the same thing that approved in 2006 with the 100,000 square foot building. The only disturbance in the flood plain is the discharge pipe and the only difference between what was approved and 2006 and what we have in our application is we are dropping the invert ap pipe approximately 2 ½ half feet. It costs to construct that pipe it calls for excavation we are reducing the amount of fill in that area which exactly increases the amount of flood plain storage so there should not be any impact at all the flood plain.

Minnich: Thank you any questions from the Commission?

Masayda: Is there any construction of building at that site elevation or storage of any two storage tanks or anything like that?

Lapinsi: Everything is above the 500 year flood line.

Masayda: The building would be elevated.

Lapinsi: The parking lots are even outside the 500 year flood line.

Masayda: Everything is outside the 500 year flood line.

Lapinsi: Correct

Minnich: This application has been reviewed by Inlands and Wetlands agency.

Lapinsi: Yes

Minnich: Has it or has it not been rated approval by Inland and Wetlands.

Lapinsi: Specifically we submitted two applications to Inland and Wetlands. We submitted a modification and a transfer and both of those applications were approved August 20th.

Minnich: Any further comments from the Commission? Then is their comments from members of the public on this application for a flood plain? Hearing none is there any further comments from applicant? Is there a motion to close this public hearing? All those in favor please say I, all those opposed say no. Motion carries unanimously.

Text of Motion to close the public hearing.

Motion made by C. Mancini and seconded by R. Russ.

All in favor and none opposed.

Michael Masayda _____
Secretary