

**INLAND WETLANDS & WATERCOURSES COMMISSION
REGULAR MEETING - SEPTEMBER 26, 2023
WOLCOTT TOWN HALL, COUNCIL CHAMBERS
MINUTES 6:00 P.M. PAGE 1 of 7**

Note: These are summary minutes. A tape recording of this meeting is on file in the Inland Wetlands and Watercourses Office, Wolcott Town Hall .

Chairman Garrigus called the meeting to order at 6:00 p.m., with the Pledge of Allegiance and attendance was taken.

Members Present: Chairman Mark Garrigus, Brian Lanese, Vice-Chairman William Tynan, Anthony Gugliotti

Members Absent: Michael Dupre, Steve Chapman, and Bill Harpin

Alternates Present: Dan DiVirgilio

ALSO PRESENT: Bryan Panico (Harry Cole & Sons), Richard Dvarskas, Mark Possidento and Lenny Assard

Chairman Garrigus entertained a motion to seat Mr. DiVirgilio

Upon **MOTION** by Anthony Gugliotti, seconded by Brian Lanese, it was unanimously voted to seat Mr. DiVirgilio, as regular member.

Approval of Minutes :

Regular Meeting August 22, 2023

Upon **MOTION** by Dan DiVirgilio, seconded by William Tynan, it was unanimously voted to **approve** the minutes of the August 22, 2023, Meeting.

CORRESPONDENCE

There were none.

PUBLIC REQUESTS

There were none.

OLD BUSINESS

Vice Chairman Tynan inquired about Munson bridge replacement any updates; at which time Chairman Garrigus said he going to put that under general discussion. At which time Mr. Tynan said that's fine.

**INLAND WETLANDS & WATERCOURSES COMMISSION
REGULAR MEETING - SEPTEMBER 26, 2023
WOLCOTT TOWN HALL, COUNCIL CHAMBERS
MINUTES 6:00 P.M. PAGE 2 of 7**

NEW BUSINESS

Chairman Garrigus said we do have an application in front of us also he would like a motion to add Public Works project to this on Crystal Brook.

Upon **MOTION** by William Tynan, seconded by Anthony Gugliotti, it was unanimously voted to add Public Works Project on Crystal Brook to the agenda as, so move.

- Permit Application #23-004- Dvarskas, 239 Wolcott Rd, Wolcott, CT 06716 proposing to construct a 13,500 square feet industrial flex space building and associated parking.

Bryan Panico (Harry Cole & Sons) came forward to explain to the commission members what he is proposing for Mr. Dvarskas.

Mr. Panico informed the commission members that the subject is 2 parcels located on Wolcott Road in Wolcott, CT. The parcel is 109-22c which is 4 areas, and the parcel address is 239 Wolcott rd. and is 0.7 acres. He also added that both properties are zoned industrial and have access to public water from Route 69- Wolcott Road to the east /southeast. He also stated that there is total of 0.83 acres of wetlands on the site and 3.26 acres of upland review area on the site. He also stated the site has moderate slopes from the northwest to the southeast.

Their proposal is to construct a 13,500 square foot industrial flex space building and associate parking lots on the site. He pointed out the building has no planned tenants but is designed in such a way that the interior can be customized to suit a variety of needs as tenants occupy the spaces. He also added there are no doors or access off the back of the building to better protect the wetlands behind the building from disturbance. He informed the commission that the septic system design has been approved by Chesprocott Health District and public water is proposed for the building.

Mr. Panico also indicated there is no disturbance to any of the wetlands proposed on the site. He added that any disturbance is to the inland review area; this total is 1.19 acres. He also stated a variety of conceptual designs were done on their site and this was the least intrusive and had the least disturbance to the upland review area.

Also, storm water runoff for the site is accounted for using 2 basins. The runoff will sheet flow from parking lots to the basins on site and regulated flows will feed stormwater back to the wetlands. He also noted that these two basins have large footprints which provide a large amount of water quality volume as well as groundwater recharge potential. Also, the basins are also only one and a half

**INLAND WETLANDS & WATERCOURSES COMMISSION
REGULAR MEETING - SEPTEMBER 26, 2023
WOLCOTT TOWN HALL, COUNCIL CHAMBERS
MINUTES 6:00 P.M. PAGE 3 of 7**

and two feet deep; making them less intrusive and carrying potential to serve as extensions of the wetland area for both plant and animal species. Also, the stormwater management system reduces peak flows by nearly half of predevelopment conditions.

The commission members had a brief discussion, and their comments were the following:

- 1) Add floodplain to map.
- 2) Flag out building and center points

Chairman Garrigus entertained a motion to accept and have a site walk to review the property.

Upon **MOTION** by William Tynan, seconded by Dan DiVirgilio, it was unanimously voted to **accept** and have a **site walk** to review the property as soon as we get notice that it is flagged.

- Public Works Project Crystal Brook

Chairman Garrigus explained to the commission that they are replacing 160 ft. twin 48-inch storm water pipe and repairing the road and driveway.

He also added that this is an area that has had some issues over the last two years with the pipes being blocked and not being able to carry the capacity of these downpours we've had.

At which time Mr. Possidento said they repaired that twice.

At which time Chairman Garrigus said the driveway but what he is saying nothing been done with the pipes actually he went by there before he came up to the meeting there blocked with stuff again after this last storm and there were block before the storm so its whatever it comes down to maintenance but the pipes are probably 40 something years old there metal and rooted out the bottom and they need to be replaced, The town was goanna go out to bid to get this work done but it was way too much money almost a half million so they the town purchased the pipe its two runs side by side 160 ft each .

At which time, Vice Chairman Tynan pointed out those are the big black pipes that are behind public works building. At which time, Chairman garrigus said 20-foot lengths.

Chairman Garrigus stated that It's a complex project and we have to work to the road and there still is 5 or 6 houses on the other side and everything pitches right

**INLAND WETLANDS & WATERCOURSES COMMISSION
REGULAR MEETING - SEPTEMBER 26, 2023
WOLCOTT TOWN HALL, COUNCIL CHAMBERS
MINUTES 6:00 P.M. PAGE 4 of 7**

behind these pitches two culverts take the cul-de-sac down and the intersection road down, so they need to have their soil and erosion control in place.

At which time, Chairman Garrigus turn it over to the town engineer have the floor to explain what thought process is.

Mr. Possidento stated that they had a hydraulic study done to determine. the size of the pipes needed to meet the design storm in this case is a 50-year storm. They did the hydraulic study determined that replacing the two pipes with two the same size pipes of which we submission to protect that area as Mr. Garrigus talk about, they need to maintain the openings of these things otherwise we can bigger and bigger pipe as you want but if they have roads blocking or trees the water will go down. He added that they just experienced that in the last storm where they had both of roads that were blown out. Unfortunately when they went out to bid Lenny Assard is a former manager of the water system from Waterbury.

And He looked into different contractors that he knew, and the prices were \$300,000 to \$400,000 to replace it.

Mr. Possidento pointed out that Mark Garrigus said they have to pick up maintenance otherwise as he said you put the biggest size pipe you want if they don't do the maintenance this will happen again. The town wants to do something about it and is out of my realm him and Mr. Tynan could talk about it, but they're concern that the homeowner could sue the town because the town accept the road that goes over those pipes, he guesses we have liability for that, and I don't know.

Vice Chairman Tynan said the homeowners could sue the town for what.

At which time Mr. Possidento said for the damage.

Chairman Garrigus said he can backfill some of this, the driveway is not where it was on the original plan. The driveway is shifted which aesthetically he can see essence around instead of coming down the property line 30 or 40 ft down where it would have been steeper going up the hill.

At which time Mr. Gugliotti inquired if they had a street number for this. At which time Mr. Garrigus said 46.

Vice Chairman Tynan pointed out that there are houses down at the other end so the construction could impact access to these properties, at which time Mr. Possidento said they will place metal plates across the road.

**INLAND WETLANDS & WATERCOURSES COMMISSION
REGULAR MEETING - SEPTEMBER 26, 2023
WOLCOTT TOWN HALL, COUNCIL CHAMBERS
MINUTES 6:00 P.M. PAGE 5 of 7**

Mr. Possidento said that public works probably is little more optimistic idea on how long it will take than we do. They thought it might be a couple of days we don't think they can do it in two weeks.

At which time Chairman Garrigus said no.

Mr. Possidento added that the reason why public works are doing it is because the town doesn't have any money to fix this.

Vice Chairman Tynan said this has to be done.

Mr. Possidento said they thought they could get it away cheaper by using the town employees, they already bought the pipe and the way they're going to do it.

- Remove one pipe at a time.
- Place Trench box in
- The excavated soil will be placed along the side and there will be silt fences protecting that.
- Diverting water to another pipe
- Place a wing wall in which is a big cement opening that will allow the water to get down better than the past.

Chairman Garrigus pointed out that he has been taking pictures for the last month and Mr. Tynan said he had looked at it too.

Chairman Garrigus stated that this has been deteriorating over time and nobody has caught up on it like a lot of other things like you have said maintenance with cleaning the culverts after and before storms and checking them this is not happening and then we are having major overflows damage and so forth.

Vice Chairman Tynan said a motion we **approve** the application. Multiple people were speaking at once, so he repeated, Motion we approve. He then added we have to fix it.

Mr. Gugliotti seconded after chairman Garrigus said hold on were not done with questions yet or ready for motions yet.

Discussion ensued the Charmain Garrigus asked if anyone had any more questions.

Chairman Garrigus pointed out that Mr. Possidento sent him one plan with one row of silt fence. Any other questions from anybody.

At which time Vice Chairman Tynan said they have a motion and a second.

**INLAND WETLANDS & WATERCOURSES COMMISSION
REGULAR MEETING - SEPTEMBER 26, 2023
WOLCOTT TOWN HALL, COUNCIL CHAMBERS
MINUTES 6:00 P.M. PAGE 6 of 7**

Chairman Garrigus the said he was going to asked for motion and he asked if there were any other questions. At which time Mr. DiVirgilio said all set.

Chairman Garrigus ask can we have a motion at which time Vice Charmain Tynan said there already is a motion on table Mr. Chairman and a second. Chairman Garrigus said to **approve** the town to doing the work?

Chairman Garrigus asked all in favor they said aye.

General Discussion

Chairman Garrigus said he was going to setup a site walk for Mr. Podzunas to look at the trees but it was too hot. The commission had a brief discussion to set when the best time will be for the members.

Vice Chairman suggested that they will be having site walk for Mr. Dvarkas so maybe they can do it the same night at which time the commission agreed.

Chairman Garrigus indicated he only had three signoffs for the last month (see attached).

At which time Vice Chairman Tynan said there are properties there was no wetlands at which time Chairman Garrigus said no impact to wetland and no wetlands.

Vice Chairman Tynan inquire were there any referrals from zoning where there was a wetlands impact, at which time Garrigus said everything comes through zoning to us.

Vice Chairman did you determine that there was anything that came from zoning that did have an impact Chairman said no If it did then it would in front of us.

- Munson Road Bridge

Chairman Garrigus informed the commission members that he has a quote for putting the pylons in. He added that the cost for that is about \$12,000 to \$13,000 dollars and he must get a price for the wear boards for Mrs. Hale. He also mentioned that fishery called him to see if they were going to lower the reservoir which they never asked before he explained yes to her.

**INLAND WETLANDS & WATERCOURSES COMMISSION
REGULAR MEETING - SEPTEMBER 26, 2023
WOLCOTT TOWN HALL, COUNCIL CHAMBERS
MINUTES 6:00 P.M. PAGE 7 of 7**

- Stoneridge LLC

Vice Chairman Mr. Tynan said he did go over there, and he informed the commission that one building is being constructed. He also mentioned that the site looked better than he expected. He said both basins were just about empty. Also, the soil and erosion controls were up. He also added that they are due some reports from his engineer.

Chairman Garrigus said he will call them to tell them to fix the tracking pad.

EXECUTIVE SESSION

There was none.

ADJOURNMENT

Upon **MOTION** by William Tynan, seconded by Brian Lanese, it was unanimously voted to **adjourn** at 7:10 p.m.

APPROVED:

Mark Garrigus- Chairman
Inland Wetlands Commission

Dolores Distiso
Commission Secretary