

INLAND WETLANDS AND WATERCOURSES COMMISSION

Town of Trumbull

CONNECTICUT

www.trumbull-ct.gov

TOWN HALL
Trumbull

TELEPHONE
(203) 452-5005



**September 3, 2013
MINUTES**

MEMBERS PRESENT: Richard Girouard, Chairman
John Lauria, Secretary
Carmine DeFeo
Jeffrey Wright

ABSENT: Kevin Chamberlain and Arlyne Fox, Vice Chairman

ALSO PRESENT: William Maurer, P.E., LS

CALL TO ORDER: The Chair convened the meeting at 7:34 p.m. All present joined in the Pledge of Allegiance led by Commissioner DeFeo.

PUBLIC HEARING

Commissioner Lauria read the public hearing notice into the record as follows:

TRUMBULL INLAND WETLANDS AND WATERCOURSES COMMISSION
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Inland Wetlands and Watercourses Commission of the Town of Trumbull will hold a Public Hearing on Tuesday, September 3, 2013 at 7:30 p.m. in the Trumbull Town Hall Courtroom, 5866 Main Street, Trumbull, Connecticut, on the following application:

- Application 13-58, Paul Plouffe - Permit approval to replace an existing drainage culvert and associated grading along the south and west side of the property, replace an existing stone lined drainage culvert with ADS drain pipe, catch basin, flared end and riprap energy dissipater within a regulated area at 167 Pinewood Trail.
- Application 13-59, Trumbull Loves Children – Permit approval to construct a school facility and associated parking with an upland review area and discharge of storm water within a regulated area at 710 Daniels Farm Road.

A copy of the application and maps are on file for public inspection in the Town Engineer's Office, Town Hall, Trumbull, Connecticut. Dated at Trumbull, Connecticut this 21st day of August, 2013.

Richard H. Girouard, Sr., Chairman
Inland Wetlands and Watercourses Commission of the Town of Trumbull

The Chair opened the Public Hearing at 7:36 p.m.

Application 13-58, Paul Plouffe - Permit approval to replace an existing drainage culvert and associated grading along the south and west side of the property, replace an existing stone lined drainage culvert with ADS drain pipe, catch basin, flared end and riprap energy dissipater within a regulated area at 167 Pinewood Trail.

The Chair stated the applicant has requested a continuance.

There was no one from the public to speak for or against this application.

Motion (Lauria), seconded by (DeFeo) for a CONTINUANCE to next month.

VOTE: Motion CARRIED unanimously.

Application 13-59, Trumbull Loves Children-Permit approval to construct a school facility And associated parking with an upland review area and discharge of storm water within a regulated area at 710 Daniels Farm Road.

Attorney Benjamin Proto with offices in Stratford, CT was present on behalf of the applicant, TLC (Trumbull loves Children) is proposing to build a new facility at Daniels Farm School. Currently TLC offers a daycare and after school facility at Daniels Farm School in a 4,000 s.f. space. Upon an 8-24 review the P&Z Commission approved the Town leasing the property to TLC. TLC is proposing to construct an addition to the current facility for the purpose of providing additional services for infants to three (3) year olds in the daycare program. The proposal calls for an 8,000 s. f. addition; 4,600 s.f. of which is an additional footprint. Most of the building is outside of the review area. There is a small portion of the building and parking lot in the SE corner that is in the review area. TLC as a non-profit has requested the application fees to be waived.

James Swift a licensed landscape architect and professional engineer in the State of CT were present. Mr. Swift reviewed the site plan and orientated the commission to the existing site. The certificates of mailings were submitted for the record. There is fairly substantial wetland in the rear of the parcel. The applicant is proposing to add parking which would go around the facility. This would maintain the emergency vehicle connection. The wetlands are indicated as green on the plan. There is no disturbance of the wetland area and no piping or disturbance of the watercourse. This application is strictly within the upland review area. The 100' upland review is represented by the darker green on the plan. A few feet of the parking lot is within the existing wooded line. No vegetation of any significance is being disturbed. The storm water runoff falls into two (2) categories: *Water Quality & Quantity and Run-Off*:

1. *Water Quality*-There will be no discharge directly to the wetlands. A sedimentation basin will be built. In combination of not discharging to a wetland edge or a water course there will be a 4 x 4 galley system, (the primary water quality feature). There will be no outlets in that lowest foot other than percolation into the ground. The galley system is protected by hood catch basins from the inflow of sand and silt. The 4 x 4 galleys will take the roof and the parking lot drainage.
2. *Quantity and Run-Off* - A comprehensive Storm Water Report was submitted with the application. The galley does mitigate and reduce the peak flow well below the predevelopment run-off rate and represents a 25% reduction.

Mr. Swift stated all the roof water run-off and parking lot will go into the galley system. If there is a small storm there will be no discharge, if the storm is large enough it will be metered out through the pipe of the galley system and go to the flagged area in the woods. The existing distance to the wetlands is approximately 115'. According to the grading plan the pavement will be 40' from the wetlands with the grading slightly closer at 30'. The closest point of the proposed disturbance to the wetlands is 30'. The commission stated they did not want to see the area clear cut. Mr. Swift explained the protection from clear cutting is indicated by the specific filter fabric lines on the plan (where the filter fabric shall be placed). A reasonable condition of approval would be that the filter fabric line be staked.

Atty. Proto explained TLC is a non-profit 501c3 program. The facility is not a school facility; it is a facility at a school facility providing services to school and preschool children. The new facility will include administrative offices as well as a daycare program for infants through three year olds while continuing to provide the existing programs. The application reflects the facility as an ancillary use to a school facility. They define school as a program on school property which is attached to a school building that provides services to school aged and pre-school students. There is no curriculum and it is not a public agency. The land is owned by the Town of Trumbull. TLC will build the building. The Town will retain control and ownership of the real estate not the building since there is a lease agreement. The construction value of the project is \$1 million. TLC will borrow money from a lender based on their financial statements, budget projections and revenue projections. Mr. McCabe Executive Director of TLC was present and indicated the program is not-for-profit. There are years where there are surpluses and other years with deficits. Currently there is \$200,000 earmarked for this project and/or for development of additional programs. Mr. Swift indicated TLC will be the owner of the building. The parking lot per the lease/agreement will be owned by the Town and maintained by the Town. Atty. Proto explained it is a market value lease to a nonprofit entity.

Mr. Maurer requested the detail of the paving and the catch basins be added to the plans as well as the detail for the maintenance of the storm water galleys. Mr. Swift agreed. Mr. Maurer stated the precast retaining walls will need a building permit and will need to be designed by an engineer. All present agreed. Mr. Maurer added that the sanitary sewer flows still need to be calculated and an application to the WPCA needs to be made. All present agreed.

Mr. Swift explained the existing TLC building's is included in the overall discharge of the galley system and has been added in. The existing building's discharge currently goes into the grass from a footing drain, although the exact location is not obvious.

There was no one from the public to speak for or against this application.

Motion (DeFeo), seconded by (Lauria) to CLOSE the Public Hearing.

VOTE: Motion CARRIED unanimously.

The Public Hearing CLOSED at 8:00 p.m.

The Chair OPENED NEW Business at 8:01 p.m.

NEW BUSINESS

Application 13-60, Tina Beyer - Permit approval to plant approximately thirty (30) arborvitaes 2' from the property line and install a decorative landscape feature within a regulated

area at 634 Booth Hill Road.

Mr. Maurer indicated the applicant has purchased approximately 100 arborvitaes, only 30 are within the regulated area.

Motion (Lauria) seconded by DeFeo to RECEIVE Application 13-60, Tina Beyer.

VOTE: Motion CARRIED unanimously.

Application 13-61, Joe Farruggio - Permit approval to replace an existing rear deck with a new stone patio, replace an existing driveway, rear lawn, install an irrigation system and replace an existing stonewall within a regulated area at 8 Caldron Drive.

Mr. Maurer confirmed the application is complete.

Motion (DeFeo), seconded by (Wright) to RECEIVE Application 13-61, Joe Farruggio.

VOTE: Motion CARRIED unanimously.

By unanimous consent the Inland Wetlands & Watercourses Commission agreed to conduct a Field Inspection on Application 13-61, Joe Farruggio.

Application 13-62, Nina Boynton - Permit approval to remove up to twenty (20) trees within a regulated area at 107 Whitney Avenue.

Motion (Wright), seconded by (DeFeo) to RECEIVE Application 13-61, Joe Farruggio.

VOTE: Motion CARRIED unanimously.

By unanimous consent the Inland Wetlands & Watercourses Commission agreed to conduct a Field Inspection on Application 13-62, Nina Boynton.

Application 13-63, Gregor & Catherine J. Macintyre - Permit approval to install a 8' x 12' shed in the rear right corner of the property within a regulated area at 67 Rangely Drive.

Motion (Wright), seconded by (DeFeo) to RECEIVE Application 13-61, Joe Farruggio.

VOTE: Motion CARRIED unanimously.

MINUTES: Motion (Lauria), seconded by (DeFeo) to Amend the August 6, 2013 meeting minutes on page 3, the fifth line under the section entitled Application 13-59, Trumbull Loves Children, by striking the phrase **regulated area** and replacing it with the word **wetlands**. The sentence would read as, "*The closest point of the project is 35' to the wetlands.*"

VOTE: Motion CARRIED unanimously.

VOTE: As amended CARRIED unanimously.

Motion (Lauria), seconded by (Wright) to CLOSE New Business

VOTE: Motion CARRIED unanimously.

The Chair CLOSED New Business at 8:07 p.m.

WORK SESSION: The Chair OPENED the Work Session at 8:08 p.m.

Application 13-59, Trumbull Loves Children - Permit approval to construct a school facility and associated parking with an upland review area and discharge of storm water within a regulated area at 710 Daniels Farm Road.

Motion (Lauria), seconded by (Wright) to APPROVE Application APPROVE Application 13-59, Trumbull Loves Children subject to the General Conditions as established by the Commission and the following specific conditions:

- The galley and driveway maintenance schedule shall be on the final construction plans.
- The construction plan shall include details for the hooded catch basins.
- The LOD (limit of disturbance) shall be depicted on the final construction plans.

Mr. Maurer stated the plowing of the parking lot would be the BOE's responsibility as well as the maintenance of the galley systems.

VOTE: Motion CARRIED unanimously.

Waiver of Fees: Motion (Wright), seconded (DeFeo) to DENY the applicant's request to waive the application fees for Application 13-59, Trumbull Loves Children.

VOTE: Motion CARRIED 3-0-1 (ABSTENTION: Lauria).

Mr. Maurer reported on a wetlands application on Mohawk Drive that goes back 3-4 years. As a condition of approval the applicant was to create a conservation easement, monument the conservation easement and put in a row of arborvitae. The applicant produced a map for the conservation easement but never filed the deed. This will need to be done. The rows of trees have been moved and placed in the back yard. The applicant needs place them as they were approved by the commission. Mr. Maurer indicated they have been calling each other but have not made contact with each other to date. The Chair suggested contacting the Town attorney to advise the commission on this matter.

SCHEDULE FIELD INSPECTIONS

By unanimous consent the Inland Wetlands & Watercourses Commission scheduled the Field Inspection to take place on Wednesday September 11, 2103 leaving the Town Hall at 3:30 p.m.

There being no further business to discuss the Inland Wetlands & Watercourses Commission adjourned by unanimous consent at 8:22 p.m.

Respectfully Submitted,

Margaret D. Mastroni, Clerk