

**TOWN OF BARKHAMSTED  
INLAND WETLAND COMMISSION  
WATER POLLUTION CONTROL AUTHORITY  
REGULAR MEETING  
TUESDAY, FEBRUARY 2, 2016  
BARKHAMSTED TOWN HALL  
7:00 P.M.**

**APPROVED:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**PRESENT:** Chairman John Greaser, Martha Sullivan, Chris Tooker, Tom Nelson, Tony Gorman and Fred Reeder, and Inland/Wetlands Enforcement Officer, Debra Brydon,

**ABSENT:** Linda Ganem

1. **NEW APPLICATIONS:** None

**2. PUBLIC HEARINGS:**

**A. Sound Garrett Acquisitions, LLC, applicant, The Lavieri Group, LLC., owner, 390 New Hartford Road. Application for construction of commercial retail building.**

The public hearing opened at 7:03 pm. The application is for the construction of a 7,225 square foot retail business for O'Reilly's Auto Parts. This property will not be hooked up to the water and sewer through the Winsted Interlocal Agreement. It has been approved by the Farmington Valley Health Department for an on site well and septic.

Gary Eucalitto of Sound Garrett Acquisitions, LLC, presented land development plans. The plan shows the first phase with the 7,225 square foot O'Reilly's Auto Parts store. Gary Eucalitto would like to apply in the future for a second commercial building on the same site.

Matthew Bruton of BL Company, showed existing survey plans and wetlands area on a proposed 4.8 acres of land, with proposed driveway, utility connections, and storm water connection. Storm water management report was also part of the application package. Both the Town Planner, Martin Connor and Town Engineer, Rob Hiltabrand reviewed the plans and their comments were discussed. Matthew Bruton will be making any of the changes on the plan recommended by the Town of Engineer.

Chairman Greaser asked about a soil scientist report. Matthew Bruton said he did not have report but will get it and give to Debbie Brydon. Debbie will also transfer the soil report from the last application for the Winsted Health Center on this same site. A question was raised about oil from the parking lot and where it will go – (see section DN2). Oil will go to catch basin along with water collected in parking lot. A 2 foot pump piped to hydrodynamic separator where oil is separated and pumped out periodically. Debbie will start a log sheet as reports come in.

Gary Eucalitto and Matthew Bruton stated that this is a low impact project. They are planning on using 2 acres of land and having 2 acres of open space. They have reviewed all feasible and

prudent alternatives. The Town Planner was very pleased with the Stormwater System Operation and Maintenance

Chairman Greaser accepted the motion to close the public hearing. Motion made by Sullivan, seconded by Gorman and unanimously approved. Public hearing closed at 7:30 P.M.

### **3. PENDING APPLICATIONS:**

#### **A. Sound Garrett Acquisitions, LLC, applicant, The Lavieri Group, LLC., owner, 390 New Hartford Road. Application for construction of commercial retail building.**

Chairman Greaser felt the application was presented very well. Gorman made a motion to approve the application, as presented, and as per oral and written testimony with the following conditions:

1. Permanent markers shall be placed at 100 foot to 200 foot intervals along the surveyed wetlands boundaries.
2. Activity should follow 2002 Sedimentation and Erosion Guidelines, and be noted on the plan. Additional siltation controls should be incorporated in areas of additional exposure such as watercourses, roadways, etc.
3. Inland/Wetlands Enforcement Officer to be notified one week prior to construction in writing;
4. Any excess materials be removed from the site; (i.e. no stockpiling)
5. All the recommended changes by Town Engineer, R.R. Hiltabrand shall be amended and placed on the new site plan. Permit conditions shall be placed on the site plan and filed MYLAR site plan.
6. If individual site plans differ in any way from the approved plan, then the individual site plan must be resubmitted to the Wetlands Commission.
7. All vehicles working on site should be equipped with spill kits.
8. The construction entrance should be the size of the proposed curb cut. This curb cut should be larger than 12 feet entering off of Route 44 and should include a waterbar.
9. Inlet protection for the F.E. Inv. 694.00 west side of driveway should be provided.
10. Applicant shall submit an E & S bond before any construction begins.
11. The site and stormwater treatment system shall be maintained in accordance with the "Stormwater System Operation and Maintenance Manual". The owner shall submit copies of the maintenance schedule reports and inspection logs to the Inland/Wetlands Officer on an annual basis. The Commission has further requested that for the first year, quarterly reports be given to the Inland/Wetlands Officer, and they be notified at least a week in advance of inspections so they may visit the site and visually witness any maintenance performed on site.

The Motion was seconded by Reeder and Unanimously approved.

### **4. SHOW, CAUSE AND DESIST:**

Larose, Robert, 65 Gavitt Road. This remains Statue Quo.

## **5. INLAND/WETLANDS ENFORCEMENT OFFICER'S REPORT:**

Debbie is monitoring foreclosed property on Yarmoshuk Road. The owner began installing a driveway in a wetlands area. Debbie will call property owner tomorrow and tell him the activity must be stopped due to the area being wetlands.

## **6. ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING:**

Mel Harder, Forester, from East Hartland, submitted an application for an Agent Determination for a timber harvest at 32 Briarwood Road. Reeder made a motion to add the application to the agenda, seconded by Tooker and unanimously approved.

### **Ingalls, Edward, applicant/owner, 32 Briarwood Road. Application for Declaratory Ruling for Timber harvest**

The application is for a piece of property that contains 63 acres. There will be no stream crossings or operations in the wetlands. Debbie Brydon asked that the harvester maintain a 100 foot buffer and not 50 feet as stated. She also asked for spill kits to be maintained on all the equipment and that her office be notified in writing, prior to the commencement of the harvest. Ms. Brydon also requested that Mr. Ingalls submit a driveway bond as the harvesters will be entering off of Briarwood onto the access way. Motion made by Sullivan, seconded by Gorman and unanimously approved, to approve this declaratory ruling.

## **7. APPROVAL OF MINUTES:**

Sullivan made a motion to approve the minutes from January 5, 2016 meeting, with one correction, to change 7:00 to 7:00PM, seconded by Reeder and unanimously approved.

## **8. CORRESPONDENCE: None**

Motion to adjourn meeting made by Nelson, seconded by Tooker and unanimously approved.  
Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Vicki Connors