

Town Clerk

**Inland Wetlands Commission (IWC)
Special Meeting - Minutes
Tuesday, January 8, 2013, 7:00 PM
Third Floor, Council Chambers
Memorial Building, Town Hall
14 Park Place
Rockville/Vernon, CT**

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1. Call to Order & Roll Call

- ◆ **Meeting was called to order at 7:02 P.M.**
- ◆ **Regular Members Present:** Mark Kalina, Jeffery Pescosolido, Frank Galat, Ronald Kane and Lynda Morhardt
- ◆ **Alternate members Present:** None
- ◆ **Staff Present:** Leonard Tundermann, Town Planner
- ◆ **Recording Secretary:** James Krupienski

2. Administrative Actions

2.1 Communications received not related to Agenda items.

- ◆ **None**

2.2 Acceptance of Minutes.

- ◆ **Adoption of December 18, 2012 minutes moved to the January 22, 2013 meeting.**

2.3 Call for filing(s) of Intervener petition(s) and determination of status.

- ◆ **None**

3. Public Hearing:

3.1 Continued Application [IWC-2012-09] for Loom City Lofts, LLC for a wetlands permit to redevelop the Roosevelt Mill Site at #215 & #225 East Main Street (Assessor's ID: Map # 45, Block #123, Lot/Parcel #16 & Map #45, Block #123, Lot/Parcel #18)

- ◆ **Attorney Dorian Famiglietti, Kahan Kerensky & Capossela; Marc Cassler, GeoQuest Inc.; Joe Renn, Bongiovanni Group Inc., Joseph Vallone, Loom City Lofts, LLC.**
- ◆ **Attorney Famiglietti stated that revised plans were submitted relative to Erosion & Sediment Control measures based on previous meeting discussion.**
- ◆ **Joe Renn reviewed supplied changes on the Plans:**
 - **Added depressed stormwater islands in the parking area**
 - **Erosion & Sediment Control Plan E&S Sheet 4 of 6 was updated to show additional hay bales and detail information.**
 - **D-2 Sheet 6 of 6 was added showing details for the depressed islands.**
 - **Adjustment was made to the parking lot grading to direct stormwater to the depressed islands.**
- ◆ **Lynda Morhardt questioned how the buildup of oil and debris could buildup and how it would be handled.**
- ◆ **Joe Renn indicated that the Maintenance manual outlining the cleaning procedure was supplied at the previous meeting.**

- ◆ Lynda Morhardt questioned the excavation on the west side of the proposed parking lot.
- ◆ Joe Renn indicated that they would be cutting into the slope for the proposed parking area, which may be minimized by the use of existing large stones on site for use as a lower retaining wall.
- ◆ Attorney Famiglietti indicated that the proposed work on the parking lot was previously approved for the proposed excavation.
- ◆ Mark Kalina questioned existing stability of the smokestack on site.
- ◆ Joseph Vallone, Architect:
 - Indicated the chimney was created as a reinforced concrete chimney.
 - Chimney will be capped, concrete repaired where necessary then sealed with an opaque and completed with Marquis lettering “Loom City Lofts”.
- ◆ Marc Casslar, GeoQuest Inc.:
 - Presented mapping showing remediated soil pile locations.
 - Contamination ranges from Petroleum, Lead, Hydrocarbons and PCB’s.
 - Piles A1, B1, B2, #4, 6-1 are required to be removed from the site.
 - 230-240 cubic/yards of contaminated soil will be removed.
 - Expect to reuse “Green” piles as fill under the parking area.
 - Yellow pile reused material should not have an impact on the flood plain.
 - Environmental Land Use Restrictions will be utilized on the site for coal ash contamination.
- ◆ Jeffrey Pescosolido requested Mr. Casslar to discuss Agency reviews that will be completed during development.
- ◆ Marc Casslar indicated that DEEP would be involved in the drafting of the Environmental Land Use Restriction and will require notification of everything placed on the site.
 - Expects nearly no migration of the contaminated material once it is properly covered under the parking area.
- ◆ Frank Galat was concerned with possible impact to the Hockanum River from the placed contaminated material.
- ◆ Marc Casslar indicated that there would be no significant movement within the soils.
- ◆ Frank Galat questioned the location of the existing coal ash on the site.
- ◆ Marc Casslar indicated that it was mostly contained in the rear of the upper parking lot.
- ◆ Mark Kalina questioned if site borings have been completed to locate ledge on the site.
- ◆ Marc Casslar indicated that if excessive amounts of ledge are located remaining soil would need to be removed from the site.
- ◆ Lynda Morhardt questioned possible movement of groundwater between on site ledge and the buried reused soil and the possible impact from it.
- ◆ Marc Casslar indicated that due to the large impervious area he would not expect a large quantity of infiltration.
- ◆ Joe Renn expects that any groundwater would be trapped under the proposed parking area.
- ◆ Discussion took place regarding the future timetable for development going forward.
- ◆ Staff Input:
- ◆ Leonard Tundermann, Town Planner:

- **Questioned possible impact of utilizing “contaminated soils” near the landscaped depressed islands without existing barrier.**
- ◆ **Marc Casslar stated that he would need to review for possible protections or suggested not utilizing the soils near the basin areas.**
- ◆ **Attorney Famiglietti expects to be able to reuse soils with no adverse impact to the Hockanum River.**
 - **Requested waiver of the application fee based on the Wetlands regulations. If the commission would not waive it was requested to defer the application fee.**
- ◆ **Public Hearing was closed to 8:23 P.M.**
- ◆ **Mark Kalina, seconded by Jeffrey Pescosolido moved a Motion to Approve the Application with the following stipulations:**
 - **Usual safeguards to be in place during construction.**
 - **Applicant should work with DEEP and Town Staff during development.**
 - **Removal of materials required.**
 - **Any unsafe materials would be removed from the site based on DEEP requirements.**
 - **Critical that communication with Town Staff during construction continue.**
- ◆ **Motion carried unanimously.**
- ◆ **Mark Kalina, seconded by Jeffrey Pescosolido moved a motion to defer the application fee until such time as funding for the project has been made available. Motion carried unanimously.**

4. Adjournment

- ◆ **Mark Kalina, seconded by Ronald Kane moved a motion to adjourn. Motion carried unanimously.**
- ◆ **Meeting adjourned at 8:30 P.M.**

James Krupienski
Recording Secretary