



INLAND-WETLANDS COMMISSION

Bethel Municipal Center
1 School Street, Bethel, Connecticut 06801 *(203) 794-8578

**INLAND WETLAND COMMISSION
REGULAR MEETING MINUTES
MONDAY, NOVEMBER 26, 2012
DENIS J. RIORDAN ROOM D
7:00P.M.**

RECEIVED

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TOWN OF BETHEL
TOWN CLERK

Commission members present: D. Goodrich; P. Perrefort; K. Stevens; R. Wallace; and B. Cavagna; Inland Wetlands Agent.

Chairman Goodrich called the meeting to order at 7:01p.m.

PUBLIC HEARING:

**RMS DEVELOPMENT, 46 STONY HILL ROAD, SITE PLAN B-1 & B-2,
REGULATED ACTIVITY**

Chairman Goodrich read the following reports into the record: Sean Hayden dated 11/27/12, Beth Cavagna, Inland Wetlands Agent dated 11/26/12 and note the rest of the reports from Al Bisacky, P.E., LEED AP Project Manager of Kleinfelder dated 11/21/12 and Laura Vasile, Director of Health dated 11/20/12. Present for the applicant were Attorney Peter Olson, James M. McManus, JMM Wetland Consulting Services, LLC, Doug DiVesta, P.E., and Eric Rains, Landscape Architect. Notification of Certification receipts were handed in. Attorney Olson went over the history of the parcel. The property was used as a motel for 40 plus years. He pointed out that there are two separate projects that will be going on. The following was explained: B-1, which includes Commercial/Residential Development, B-2 will be townhouses & duplex development, and the site engineering and drainage report. Mr. McManus went out and delineated the wetlands in June 2011, and then had a site walk with the town on 6/19/12, and more recently had a site

walk with the commission on October 27, 2012. The majority of the site has been disturbed. There is a manmade pond, in the front, with wetland boundaries that follow along the edge and then discharges into Dibble Brook. The Northwest corner is wooded swamp. Mr. DiVesta pointed out that the existing drainage is a 15" pipe from the east that goes into a 24" pipe and then into an 18" pipe that heads its way into the pond and then into Dibble Brook. There is limited wildlife. The pond elevation currently is at 468.1 and when the project is done, it is predicted to go down to 467. There are 3 inlets points. He showed on the plans where the bio retention areas will be. A dome will be on top of the basins so that they don't clog up during storms. They will plant around with engineer soils. Roof liters and gutters will be installed and drain down into the bio retention areas. The snow removal will be pushed out of the buildings and go into the catch basins and bio retention areas. There was question whether the pond will be dredge and Mr. DiVesta said that they would discuss it and let the commission know their plans. At this point, they were not sure. Silt fence, hay bales, stockpiles, and orange construction fence will be used during all the phases of construction. There were pointed out on the map where they will be installed. Anti tracking pad at the main entrance and commercial entrance will also be installed. There will be no basements because all will be on slab. B. Cavagna would like to see more e&s control measures taken at the pond. Eric Rains explained that they would plant birches and maples in all the sloped areas. The flat areas will be grass and maintained. Eastern Red Cedars will be planted in the parallel part of the buildings and the footpath will have flowering perennials. Attorney Olson stated that they would work on additional comments from the reports for the next meeting. Those who spoke: Rusty Beers, 206 Old Hawleyville Road, concerned with water, will it be pushed out and into their property, Tom Turella, 192 Old Hawleyville Road, concerned that pond may start flooding. Chairman Goodrich continued the public hearing until December 10, 2012.

MINUTES

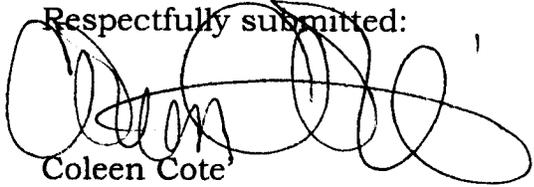
Minutes will be approved at the next meeting of December 10, 2012.

INVOICES

None

Motion made by K. Stevens and seconded by P. Perrefort to adjourn at 8:46p.m. Motion passed unanimously.

Respectfully submitted:

A handwritten signature in black ink, appearing to read 'Coleen Cote', written over the text 'Respectfully submitted:'. The signature is stylized with large loops and a horizontal line across the middle.

Coleen Cote
Recording Secretary