

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Special Meeting

October 8, 2014

Vice Chairman Carol Anest called the special meeting of the Newington Town Plan and Zoning Commission to order at 6:00 p.m. at 28 Packard's Way.

I. ROLL CALL AND SEATING OF ALTERNATES

Commissioners Present:

Commissioner Carol Anest
Commissioner Frank Aieta
Commissioner Kenneth Leggo
Commissioner Michael Camillo
Commissioner Robert Serra Sr.
Commissioner Stanley Sobieski
Commissioner Anthony Claffey (alternate)
Commissioner Brian Andrzejewski (alternate)

Commissioners Absent:

Chairman Cathleen Hall

Staff Present:

Craig Minor, Town Planner
Chris Greenlaw, Town Engineer

II. SITE VISIT

Town Engineer Chris Greenlaw brought the Commissioner to the double catch basin installed between Lots #5 and #7 (24 and 28 Packard's Way). The catch basin is located in a 20'-wide easement, and was designed to collect storm water runoff from these two lots as well as a considerable amount of runoff from the northeast, offsite. He gave a quick history of the 2007 "Packard's Way" subdivision approval process. He emphasized that, at the time of approval, the Town staff and the Commission members were fully cognizant of the existing off-site storm water runoff situation. Therefore the subdivision plans were specifically designed, and conditions were imposed, so that in the long term, post-development storm water runoff would continue in the same manner as prior to development. Mr. Greenlaw also noted that there is a 15"-wide pipe extending directly from the catch basin to the northern edge of the property (a condition of approval), which the adjacent property owner could access now if desired (subject to coordination with the Town, the developer, and the owners of 24 and 28 Packard's Way) or later (subject to coordination with the Town for a drainage agreement).

Mr. Greenlaw then noted the hay bales and silt fence around the double catch basin, and the silt fence surrounding the site which Mr. John Bachand, the adjacent property owner, had previously complained prevents storm water runoff from flowing into the catch basin, causing flooding on his property. Mr. Greenlaw said that the fence could be modified if it is causing additional storm water to backup on the adjacent property. Commissioner Aieta suggested

simply removing the two panels (approximately 10' in length) closest to the catch basin. Mr. Greenlaw agreed, as a short term solution, subject to staff review.

John Bachand stated that the 15"-wide pipe should have been installed at an angle to avoid a large tree nearby. Mr. Greenlaw replied that since the easement is 20' wide, there is room for an angled pipe to be installed sometime in the future, at Mr. Bachand's expense, if he wishes.

Town Planner Craig Minor then drew the Commission's attention to arrows on each of Lots #5 and #7 of the approved subdivision plan. He explained that these arrows indicate that the final grading of these two lots will direct runoff toward the catch basin. He stated that building permits will not be granted if the plot plans submitted with the building permit applications don't show such grading, and that Certificates of Occupancy won't be issued if the final as-built doesn't show it. In other words, Mr. Bachand's right to drain will be protected by the Town.

Town Engineer Chris Greenlaw told the Commission that he visited Mr. Bachand's property in 2007 prior to this development, and he observed standing storm water. Mr. Greenlaw took photographs of this.

Donna DiMauro, the developer of Packard's Way, indicated that she was willing to work with the Town Engineer to remove some of the silt fence as suggested by Commissioner Aieta, and to repair the silt fence, hay bales, and silt sacks at the catch basin as needed.

The Commission then inspected the road deformation situation near the catch basin at Lot #6, where the surface of the road has slightly collapsed. Town Engineer Greenlaw stated that the cause of the collapse is not known, and that several months ago he asked the developer to have her engineer investigate it and propose a remedy. Mr. Greenlaw is especially concerned because the street contains two 42"-wide storm water detention galleys as well as the usual utilities which the Town will be responsible for once the road is accepted by the Town Council.

The developer stated that her engineer is aware of the situation, and that he feels this section of road simply needs to be cut out and redone. Mr. Greenlaw replied that the source of the failure must be determined before the material is simply replaced. He said that he has received a written response (certification report) from Ms. DiMauro's engineer in addition to his roadway observation data, inspection history, etc.

III. ADJOURN

Commissioner Sobieski moved to adjourn the meeting, seconded by Commissioner Serra. The meeting was adjourned at 6:38 p.m.

Respectfully submitted,



Craig Minor
Town Planner