



## MINUTES

July 23, 2015

**PRESENT:** John Hall (Chair), Liz Craig, Tom Burgess, Nick Lee, Dan Falta

**ALSO PRESENT:** Mike Conklin, Environmental Analyst; Liz Larkin, Recording Secretary; Casey Healy, Gregory & Adams; Tom Nelson, McChord Engineering Associates, Inc.; Kate Throckmorton, Environmental Land Solutions; Jim Hutton, GZA GeoEnvironmental, Inc.; Chris Soroka, Eversource

**ABSENT:** Rick Stow (notified of intended absence)

### **I. CALL TO ORDER**

Mr. Hall called the meeting to order at 7:31 p.m.

### **II. PUBLIC HEARINGS**

A. **WET#2322(S) – LINDQUIST – 658 Danbury Road** – renovate and expand an existing building located within an upland review area to allow automotive sales and service facility (cont.)

Mr. Conklin read the new documents into the record.

Mr. Healy reminded the commission that there were two outstanding items from the last hearing; modifications to the landscape plan and details on the environmental remediation at the site.

Ms. Throckmorton handed out a slightly revised plan that shows larger trees in the back of the building with an updated plunge pool, and a plateau in back where vines and invasives will be removed where the detention basin is being placed. This area will be seeded and naturalized after installation.

Mr. Lee confirmed that one tree was added was to the plan. Ms. Throckmorton responded that a couple of oaks were switched out. She stated that no real trees will be removed, only invasives, with the exception of the tree of heaven, which is an invasive species.

Mr. Hutton stated that he was hired by Eversource to complete Phases I through III of the property. He reported that they sampled over 100 borings and found one area of significant release that will need to be addressed prior to the property transfer. He described the

contaminants as petroleum and PAH's which has the same compound as asphalt. He noted that this is mostly likely fill material placed there from a long time ago that is clearly defined. Mr. Hutton confirmed his company is in the process of remediation plans as there are several options available to them per Connecticut state regulations. He confirmed the plans will be finalized soon and there will be some excavation included.

Ms. Craig asked if there was any contamination in the parking lot area. Mr. Hutton responded that a portion of the parking lot will need to be dug up to reach compliance. Mr. Lee asked what depth they would dig. Mr. Hutton stated it would be variable from a few inches to 5 feet in some places with the thinnest area being at the toe of the slope. Ms. Craig asked if this area was vegetated. Mr. Hutton responded that it consists of invasives and vines. Ms. Craig asked if there was a high concentration of contamination. Mr. Hutton said they are at a moderate level but it is not leaching out of the soil. Ms. Craig asked why it is not leaching. Mr. Hutton responded that most of the contaminated area is covered in asphalt parking area and regulations allow asphalt fragments under driveways. Mr. Conklin asked that if there was a leaky UST or other petroleum release at the site? Mr. Hutton responded that it would be difficult to separate and make a distinction if the contamination was from one event or from a longer slower release. Mr. Hall asked Mr. Hutton if he had a theory on why this happened. Mr. Hutton responded that it was most likely contaminated soil or old asphalt that was dumped on the site many years ago.

Ms. Craig asked if there would be an issue with soil and erosion. Mr. Hutton responded that the slope is stable and vegetated. Ms. Craig then asked if this is in the flood zone. Mr. Hutton stated the flood zone is right at the toe of the slope. Ms. Craig asked if this kind of business can function in a flood zone. Mr. Hutton responded that there are three options: 1. They can leave the contamination in place under the pavement where it can encapsulate, 2. They can dig it up and remove it, or 3. Stabilize it with a cap. All options would need to be evaluated and will be sent through this commission for approval.

Mr. Lee noted that he parks his work vehicles three doors down from this property and he hardly ever sees trucks at the property. Mr. Soroka confirmed that the monitoring wells were present at the property when his company, now known as Eversource, bought it. Mr. Hutton added that the fill that is present was probably brought in to level out the area, not to dump bad materials. Mr. Healy added that in the 1950's, it was acceptable to use asphalt as fill material. Mr. Conklin asked if it makes sense to install a stormwater infiltrator in this area. Mr. Hutton confirmed this is why they are hoping to remove all the contaminates and backfill with clean fill material. Mr. Hall confirmed his preference would be to remove the contamination than to encapsulate and added that we know the site is environmentally impaired, but by expanding the use, we can manage the runoff better. Ms. Craig countered that with this more intensive use, there is more activity, and more chance for spillage with a big impact especially with big organizations downstream such as the Wilton Family Y and fisherman. Mr. Healy stated that all vehicle work with potential spillage would be contained inside the garage bays.

Ms. Craig noted that she was concerned about the location of the dumpster so close to the river. Mr. Nelson stated that they can look into alternate locations. Mr. Lee suggested moving it to the southern end of the property. Mr. Nelson noted that if he moves it to the south, it will still flow any fluids into the catch basin in the middle of the lot to the oil grit separator. Mr. Conklin noted that Jennifer Zbell from the Health Department had asked him to confirm how the engineer makes certain that the monitoring well in the septic does not seep. Mr. Hutton stated that the well will be abandoned. He described it as a PVC pipe that they pull out and put sand and

bentonite clay into it up to the water table then seal and backfill with clean material.

Ms. Craig inquired about the size of the tank that would hold spills. Mr. Nelson responded that the tank is oversized at 2,000 gallons, where it would typically only need to be sized at 1,000 gallons for this use. Mr. Healy suggested that the maintenance of this system be filed as a declaration on the land records after review by town counsel. Mr. Conklin confirmed this commission may have had a similar agreement with Splash when they installed similar systems. Ms. Craig asked for the life span of this system. Mr. Healy stated that it would remain as long as this facility is on site. Ms. Craig asked if there would be plantings in the front of the building. Ms. Throckmorton confirmed ten trees are proposed along Route 7.

With no further questions or comments, the Public Hearing was closed.

Mr. Burgess MOVED to APPROVE WET#2322 with the General and normal Special Conditions and the additional Special Conditions that the Stormwater Maintenance Schedule will be filed on the Wilton Land Records, and the dumpster shall be relocated further away from the Norwalk River, SECONDED by Mr. Lee and CARRIED 5-0-0.

**III. APPLICATIONS READY TO BE REVIEWED - None**

**IV. APPLICATIONS READY TO ACCEPTED**

**A. WET#2341(S) – LEVI – 135 Olmstead Hill Road** – remove existing septic system and install new system 86 ft. from wetlands and construct pool and spa partially within an upland review area

Mr. Lee MOVED to ACCEPT WET#2341, SECONDED by Mr. Burgess and CARRIED 5-0-0.

**V. APPROVED MINOR ACTIVITIES**

**A. WET#2336(M) – WORLEY – 20 Grey Rocks Road** – additions to residence

**B. WET#2338(M) – WILTON GSE, LLC – 372 Danbury Road** – reconfigure parking spaces partially within an upland review area

**C. WET#2339(M) – JONAS – 3 Spruce Meadow Court** – expand footprint of entry porch landing within a regulated area

**VI. CORRESPONDENCE - None**

**VII. OTHER APPROPRIATE BUSINESS**

**A. VIOLATIONS**

**1. English – 189 Westport Road**

**2. DiFranco – 1039 Danbury Road**

Mr. Conklin explained that Mr. English has not been in contact with the commission or staff for

several months and asked how the commission would like to proceed. The commission recommended sending this to town counsel.

Mr. Conklin explained that the DiFranco violation is almost cleaned up so he is hopeful that no further action will be necessary.

**B. APPROVAL OF MINUTES – July 9, 2015**

Mr. Lee MOVED to APPROVE the minutes as drafted, SECONDED by Ms. Craig, and CARRIED 5-0-0.

**VIII. ADJOURN**

Mr. Hall MOVED to ADJOURN at 8:28 pm, SECONDED by Mr. Lee and CARRIED 5-0-0.

Respectfully Submitted,  
Liz Larkin  
Recording Secretary, Environmental Affairs