

**DERBY INLAND WETLANDS AGENCY
DERBY, CONNECTICUT 06418**

**Frederick J. Columbo, Jr. Chairman
68 Seymour Avenue
Derby, Connecticut 06418**

**Philip Marcucio
Paul Dinice, Jr.
Paul Padilla
David Barboza II
David Rogers
Roger Birtwell**

February 8, 2006
(Meeting Taped)

Minutes of Derby Inland Wetlands Agency meeting of Wednesday, February 8, 2006.

This meeting was called to order at 7:05 p.m. by the Chairman Fred Columbo at the Aldermanic Chambers, New City Hall, 1 Elizabeth Street, Derby.

By roll call members present were Chairman Fred Columbo, Philip Marcucio, David Rogers, Roger Birtwell and Paul Dinice. Michael Joyce from Milone & MacBroom was also present.

Public Portion:

Dan Waleski, 21 Elm Street stated that he had concerns with the water quality at Witek Park and asked about testing and the results of the testing.

Acceptance of Minutes

A motion to accept the minutes of the January 11, 2006 meeting was made by Mr. Marcucio, seconded by Mr. Birtwell and carried unanimously with Mr. Dinice abstaining.

Pimrose Development, LLC, John N. Guedes - applicant, Joe Pereira - Engineer. APPLICATION #06011101 - seeking permission to conduct a ~~A~~Regulated Activity@; proposing to convert an existing industrial building into a hotel containing thirty-two (32) suites, a swimming pool, pool house, tennis court, playground and a breakfast room at 253 Roosevelt Drive, Lot #154, Tax Map #10-3.

Joe Pereira was present and stated that the environmental testing has been done and both a Phase I and Phase II study done. The site is clean except for some minor traces of rat poison residue found inside the building. Atty. Gelderman explained that a Phase II study requires that borings and other testing be done to determine if there are any contaminants in the soil and it was determined that a Phase II study was not necessary because the site was clean. They will provide copies of the report which will show where the test borings were done on the site. Mr. Columbo felt that the presentation should not go any further until that report is received. Mr. Birtwell asked if the existing brick building will be removed and Mr. Pereira stated that the brick structure will remain and will be rehabilitated. The wooden structures on the site will be removed. The site will be serviced by city water and

sewers and they will be tying into the existing storm water system.

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Mr. Dinice asked about details for the catchbasins and drywells. Mr. Joyce stated that in reviewing the drainage report it indicated a decrease in runoff but a revised report showed a slight change in impervious area and minor increase so the catchbasins were proposed. Mr. Pereira indicated that all catchbasins will have 4' sumps with traps. Mr. Joyce stated that they will need to submit a maintenance schedule with annual reports documenting the maintenance. Mr. Columbo noted that there is a separate drywell in the recreation area and Mr. Pereira stated that was because it is too far away from the other area and an additional drywell was necessary. Mr. Joyce asked about the storage of the pool chemicals and Mr. Pereira stated that there is a designated area in the pool house for that.

Mr. Joyce stated that the Commission needs to determine whether this is a significant activity and Mr. Columbo stated that the Commission could not do that until the environmental report is received. The application will be continued to the March meeting.

8a. Engineering Fees - Milone & MacBroom - Mr. Marcucio moved to pay the bills from Milone & MacBroom in the amount of \$617.50. The motion was seconded by Mr. Birtwell and carried unanimously.

8b. Witek Park Report.

Mr. Columbo presented copies of the report prepared for the City of Derby in July, 2005 which he asked everyone to review for the next meeting. Mr. Dinice stated that it is important to have a survey of all the resources at the Park and get a maintenance schedule. Mr. Joyce stated that he did not know if the report complies with all the conditions of approval. Mr. Dinice stated that the maintenance and control of the Park were some of the major issues. Mr. Joyce stated that is being pursued by the City at this time.

8c. Regulation Review.

Mr. Columbo asked the members to review the regulations and particularly the fee schedule. He felt that there were some changes that need to be made to the regulations and once those were determined a public hearing will be scheduled. The members felt that it was important to make some changes to the fee schedule including the cost of legal notices and when payment is to be made. Mr. Joyce stated that he will provide information from other towns on their fees.

A motion to adjourn was made by Mr. Birtwell, seconded by Mr. Dinice and carried unanimously. The meeting was adjourned at 7:50 p.m.

ATTEST:

Maryanne DeTullio