

**EAST LYME INLAND WETLANDS AGENCY  
PUBLIC HEARING  
APRIL 11, 2016**

**Present:** Cheryl Lozanov, Chairlady; Chuck Reluga, Vice-Chair, Harry Clarke, Norm Bender, Phyllis Berger, and David Pazzoglia

**Absent:** Keith Hall, Secretary

**Also Present:** Gary Goeschel, Inland Wetland Agent  
William Mulholland, Zoning Enforcement Officer  
Marc Salerno, Ex officio, Board of Selectmen  
Mark Nickerson, First Selectman

FILED IN EAST LYME  
CONNECTICUT  
APR 15 2016 AT 2:15 AM PM  
*William Mulholland*  
EAST LYME TOWN CLERK

**CALL TO ORDER.** The Public Hearing was called to order at 8:02 p.m.

**PLEDGE OF ALLEGIANCE.** The pledge was observed earlier.

**1. PUBLIC HEARING (CONTINUATION).**

**A. 0, 282, 284 AND 286 Flanders Road, Gateway Development/East Lyme, LLC., Costco Wholesale Corporation, Application of Theodore A. Harris, Esq., for Gateway Development/East Lyme LLC; to conduct regulated activities in conjunction with a proposal to construct a commercial retail store at the Gateway Commons District, 0, 282, 284 and 286 Flanders Road, East Lyme Assessor's Map 31.0, Lot 1, Map 31.0, Lot 2, Map 31.3, Lot 1, and Map 26.0, Lot 2. (Continued from March 14, 2016 Meeting)**

Mr. Goeschel read a list of exhibits:

X	Costco Wholesale BL Companies Enlarged Site Plan entitled "Submission to Inland and Wetlands Agency, Costco at Gateway Commons, for the proposed Retail Development for Costco, Located at Flanders Road, East Lyme, Connecticut; Prepared for Gateway Development/East Lyme, LLC in care of KGI, Flanders Road, East Lyme, Connecticut 06333, by Michelle M. Carlson of BL Companies of Meriden, Connecticut; dated 2/4/2016, revised through 3/23/2016"
Y	Memorandum from Victor Benni, P.E., Town Engineer dated April 1, 2016, to the Director of Planning and Zoning Official indicating his previous comments have been addressed.
Z	Staff Review of William Mullholland, Zoning Official, dated April 5, 2016 indicating his comments to date have been addressed.

AA	E-mail coorespondence from Judy Rondeau, CPESC, Natural Resources Specialist ECCD, dated April 1, 2016 indicating her comments and observartions have been addressed.
BB	Revised Operations and Maintenance Plan dated February 15, 2016 revised through March 17, 2016
CC	Revised Stormwater Management Report, BL Companies dated March 17, 2016
DD	Letter from Michelle Carlson P.E., BL Companies, dated March 29, 2016, to G. Goeschel, Director of Planning Re: Response to ECCD Comments
EE	Memorandum from Gary Goeschel, Director of Planning/Inland Wetlands Agent to the Inland Wetlands Agency, dated April 11, 2016 RE: Proposed Findings

Mr. Harris stated there was a request for staff minutes. Written staff minutes are not customary. The results of those discussions were the result of revisions of the plans. Mr. Benni, the Town Engineer, addressed problems that need to be corrected. We received revised plans and storm water report. As of April 1 Mr. Benni was satisfied that his concerns were addressed. The revised plans met all of his comments.

Mr. Clarke asked about the storm water basin. Mr. Harris stated it was developed and designed for the possibility of one more tie in.

Mr. Clarke stated there was discussion regarding shade along the basin. Mr. Harris replied there are some trees in that area. Ms. Carlson added between the stream line and the basin it has been shown on the Landscaping Plan. We responded to Judy Rondeau's comments.

Mr. Clarke asked in the Pattagansett River how will warm water affect it? Ms. Carlson replied we have used the Best Management Practices (BMPs). We are collecting all of the storm water. It will be cooled prior to going into the basin. The basin will provide for infiltration.

Mr. Clarke asked if there was an analysis for the quantitative of thermal impact? Mr. Rabideau indicated there was no model developed or product that analyzed any thermal pollution. He was informed it was not required. Mr. Rabideau indicated the used Best Management Practices, stating the water is cooled prior to going into the basin and they used the BMPs recommend by the state in the CT 2004 Stormwater Quality Manual which are consistent with maintaining the temperature of the Pattagansett River.

Ms. Berger asked does the water from the roof also go into the basin? Ms. Carlson replied it does. It is a white roof.

Ms. Lozanov asked how are the plants in the basin maintained? She was informed there will be a maintenance schedule and if sediment comes in they will have to be replenished. Ms. Lozanov asked how often will it be maintained? Ms. Carlson replied as written in our Operational Maintenance Manual, its more often in the first year. Ms. Lozanov asked who is responsible for the maintenance? She was informed Costco. Mr. Lozanov asked to give this Commission contact information.

Ms. Lozanov asked how is water or soil tested to make sure there is no contamination into the wetlands from the gas station? Ms. Carlson replied all of the storm water is collected and goes into the storm water system. She was informed the Water Department is requiring an upstream and downstream well. If there is any change from the downstream sample, we will be able to know right away. We can add to that testing in order that your concerns are addressed. Ms. Lozanov asked if there were carcinogens that would cause toxicity or any that would get into ground water and could they could build up. Ms. Carlson did not think so because of the maintenance required. We will remove any sediment, oils at our central system and they have 24 hour coverage at thier central station.

Mr. Montesaro replied we have fiberglass tanks that are warranted for 25 years and designed for 40 years. After 30 years they can be re-certified. We will not take any chances.

Mr. Harris stated they have submitted early on Exhibit BB. Mr. Geoschel stated all concerns have been addressed. He referred to item 6 of Mr. Benni's memo recommending a \$68,000.00 erosion and sedimentation bond. Mr. Goeschel indicated in discussion with Mr. Rabideau they worked up an estimate of \$50,000 for vegetation along the wetland boundary and shade trees.

Ms. Lozanov asked if there were different questions or answers that were not addressed on March 29<sup>th</sup>. Ms. Carlson replied they responded to Judy Rondeau's letter to Mr. Goeschel, and her concerns were addressed.

Ms. Lozanov asked for clarification of the Storm Water Management Plan. Mr. Harris replied this is activity in the upland.

Ms. Lozanov asked if there were any other comments from the public? There were none.

**MOTION (1): Mr. Bender moved to close the Public Hearing at 8:43 p.m. Seconded by Ms. Berger. (6-0) Unanimous.**

**Respectfully submitted,**

**Frances Gherzi, Substitute Recording Secretary**