

INLAND WETLAND AGENCY
PUBLIC HEARING MEETING
JANUARY 10, 2023

RECEIVED FOR RECORD
EAST LYME, CT

2023 JAN 13 P 3:40

Cambille W. Bell
TOWN CLERK

Members Present: Kristen Chantrell, Chair
Phyllis Berger, Secretary
Gregory McIntire
Donald Phimister
Doreen Rhein
Leonard Saiter
Samuel Sims

Staff Present: Gary Goeschel, Director of Planning/Inland Wetlands Agency

Also Present: Kevin Solli
Michael Frissie
Bill Kenny
Anthony Capano
Casey Burch
Nancy Kalal

CALL TO ORDER Chairlady Chantrell called the meeting to order at 7 p.m.

- i. PLEDGE OF ALLEGIANCE. The Pledge of Allegiance was observed.
- ii. PUBLIC DISCUSSION. There was no discussion from the public.
- iii. PUBLIC HEARING. None.
- iv. PENDING APPLICATION.
 - A. Application of Soapy Noble, LLC. Applicant/owner, for a 3,425 square-foot car wash facility with associated drive aisles, parking, vacuum spaces, drive-up lanes, stormwater measures and utility infrastructure at 230 Flanders Road, East Lyme Assessor's Map #26.1 Lot #27.

Mr. Goeschel read into the record the attached exhibits.

Mr. Burch, Civil Engineer, reported on behalf of the applicant that a Certificate of Mailing was mailed on January 4, 2023. A presentation was shown. The applicant was present to answer any questions about the car wash, as well as Mr. Kenny the Soil Scientist.

The property has 1.25 acres in a commercial district on Industrial Park Road. It is a 3,425-car wash facility with bathrooms, parking spaces and an egress lane east of the Pattagansett River. The car wash has 20 parking spaces and six stations. He informed the Commission they have been coordinating with the town throughout the process. The town has requested a new sidewalk around the front and to the bridge abatement. The pavement has no water quality treatment. We will include that. The rest of the site flows to the west into the wetlands. We are connecting with a new 36" pipe. If approved construction around the wetlands will have stress protection with silt fencing and inland protection. Phase II will

have sediment control measures throughout. Seventy percent of the water goes through the retaining system. Any excess water is clean and travels through piping in the lateral in the eastern portion of the property. The gas main is off Industrial Park Road. A new utility pole will go to a transformer and into a secondary line into the building. Trees, shrubs, grasses and ferns will be planted upland. We will maintain three trees along Industrial Park and adding a few in the front and along Industrial Park to the wetlands. Junipers will be planted in the southern part.

Mr. Kenny added we will retain the health of the property and identify where the wetlands are located. Over the summer we will upgrade the existing car wash to a more modern one. We will develop a plan that will benefit the wetland areas. We prepared a wetland mapping report on May 27 and prepared drawings to describe our methods and results. Mr. Goeschel stated this Wetlands Mitigation Report by SOLLI Engineering will be included in the exhibits. There are wetlands adjacent to the river. It will be upgraded. It is fed with ground water. It is a forested area with maple trees and common shrubs and ferns. We have mapped the wetlands area. The 36" pipe conveys that the channel has been altered with Industrial Park Road. The preliminary function of that channel is surface water down to the wetlands and river. It is mostly unmanaged. Smaller storms from the water infiltrates into the ground. With the proposed layout we eliminate this channel. We create two wetland areas one to the bottom of the storm water basin to provide flood control and additional functions with habitat for wildlife to use that area. To the west we looked at grading a new wetland. We are proposing 13 trees and 36 shrubs. Initially it will look like meadows. In the future that area will look more like the forested wetlands. Additional details on our plan out of the wetlands is to create and maintain it in the first three years and report on a yearly basis and work to maintain vegetation, monitoring maintenance and to spell out our objectives of the plan and help vegetation. Our experience with designing in my professional opinion we can create wetlands with greater quality and function them into the channel that exists in the wetlands to the west and bottom. Ms. Chantrell asked are you collecting the over-flow for the first detention pond to the second. Water from the lower detention pond goes over the water. Mr. Goeschel added when the basin fills up, the collecting water goes into the area. It takes 2' of water before it fills up. That takes 72 hours. A little water the berm will slow it down. Ms. Chantrell stated we walked the site. Seventy percent is used back into the car wash. Ms. Berger asked if the bathrooms have a meadow area in the proposed storm and mitigation area. She was informed both the storm water basin and well will all be a meadow and habitat and there will be initial maintenance for the first three years. We will be cutting the proposed for the meadow. In the engineering we provide operation and maintenance for the applicant. Ms. Berger asked is it a 24-hour operation? Mr. Frissie replied it will be manned from 7 a.m. to 7 p.m. in the winter and 7 a.m. to 8 p.m. in the summer You stay in your vehicle and drive through. Our facility will be secure and manned when open. All our pipes are sized to allow for a 100-year storm. Ms. Berger asked if your products are good for the environment? She was informed we buy all of our products that are in our long-term maintenance plan. (See attached list) Ms. Kalal asked is the 100-year storm water plan in the design? She was informed we have a 100-year storm water report yearly for five years. She asked if DEEP regulations are incorporated in the plan? She was informed it is. Ms. Kalal asked if the flow to the Pattagansett River is cleaned? She added this is a critical aquifer to the town. She was informed we use regulations for the storm water in general. Ms. Kalal asked if the owner will provide information on the manufacturer of products he uses? She was informed he would. Mr. McIntire asked about water that will be coming down. He was

informed it has been designed to go through clean water and the basin will hold it back to decrease the discharge rates going into the river. Mr. McIntire felt there could be more flow than you realize. He was informed it has been designed with the plant life proposed. Ms. Kalal stated there are three catch basins that the owner is responsible to clean out every two years and clean the sumps. She was informed it will always retain water quality. The catch basins are collecting storm water run-off. Ms. Kalal asked will water quality be maintained? She was informed any excess goes into the sewer system. Seventy percent goes back to use again. Ms. Kalal asked when is the grease cleaned up? She was informed the septic system has a grease trap. Mr. Solli stated there is no grease associated with the operation. Soap and water run-off goes into the town's sewer system. All gets serviced on a routine basis. They are handled according to DEEP regulations. A transfer licensed facility will receive it. There are specific locations that get rid of it. Mr. McIntire asked if the town has been involved in this design? He was informed they have had discussions with every town department. Mr. Goeschel stated the owner will keep a three-ring binder in his office. Ms. Rhein asked is the water that flows along Industrial Park Road going directly into the wetlands? She was informed it will go into the basin we are proposing as an improvement. Mr. McIntire stated a lot of water comes in. Mr. Goeschel reported it is on the Storm Water Report. He suggests catch basins to provide for volume. They are providing an outlet into the basins and landscaping. They were informed we have submitted wetlands values. When we submit the final documents, we will include it. Mr. Goeschel stated that exhibit will be in the report. The Commission was informed their storm water treatment system is designed to allow for standing water to go into our storm water basin. It is manned by one or two people at a time. Ms. Chantrell asked the owner to provide information on the products he will be using. He provided that information. (See attached).

**MOTION (1): Ms. Berger moved to close the Public Hearing at 8:05 p.m.
Seconded by Mr. Sims. (7-0) Unanimous.**

Respectfully submitted,

Frances Gheri, Substitute Recording Secretary

Wetlands Application
Niantic Soapy Noble Carwash
Updated 12/9/2022

Exhibit #	Description	Date
A	Inland Wetlands Application 230 Flanders Rd	11/29/2022
B	Cover Letter Narrative Niantic Soapy Noble LLC	11/29/2022
C	Abutters List	11/29/2022
D	Proposed Soapy Noble Express Car Wash Site Plans	11/29/2022
E	Alternate site Layout Plan Proposed Soapy Noble Express Car Wash	11/29/2022
F	Project Narrative and Stormwater Report Soapy Noble Express	11/29/2022
G	Revision Narrative of December 2, 2022	11/29/2022
H	Proposed Soapy Noble Express Car Wash Site Plans Revised to December 2 2022	11/29/2022
I	Project Narrative and Stormwater Report Soapy Noble Express Revised Dec 2 2022	12/2/2022
J	Town Engineer Staff Review	12/2/2022
K	Public Utiliies Engineer Staff Review	12/2/2022
L	Notice to Applicant of Public Hearing	12/5/2022
M	Town Clerk Recording and the Day Legal	12/6/2022
N	Zoning Official Staff Review	01/04/2023
O	Letter to IWA from William Kenny Associates re Wetlands Impact	01/10/2023
P		
Q		
R		
S		
T		

SOAPY NOBLES APPLICATION SET UP

APPLICATION	TYPE	PRODUCT
1) BUG REMOVER	LOW PRESSURE THUMB GUN	STEEL IMAGE BUG AWAY
2) LAVA ARCH	SHEET FOAMER	FOAM MAGIC BLUEBERRY
3) PRESOAK	K NOZZLES	QUEST
4) SCENT SHOT	V JET	KEM FRESH TIDE
5) CTA 1	FOAMING CTA	QUEST
6) WRAP FOAMER	BANANA FOAMER	BOLT
7) TRIPLE FOAM	BANANA FOAMER	PRIME PAK TRIPLE FOAM
8) CTA 2	FOAMING CTA	BOLT
9) 2ND WRAP FOAMER	BANANA FOAMER	350C LUBRICATING SOAP
10) 2ND WRAP FOAMER	FOMING RAIN BAR	350C LUBRICATING SOAP
11) HOT WAX	MR FOAMER RAIN	HOT WAX
12) TOP BRUSH FOAMER	MR FOAMER RAIN	350C LUBRICATING SOAP
13) PAINT PREP	MR FOAMER RAIN	RED SILO FOAM
14) CERAMIC SEALANT	K NOZZLES	CERAMIC SEALANT
15) VISION CLEAR	MINI BANANA FOAMERS	VISION CLEAR NO DYE
16) DRYING AGENT	RAIN BAR	SEAL AND SHINE
17) SEALER WAX	RAIN BAR	SHIELD GRAPE
18) TIRE SHINE	TIRESHINER	BLACK BEAUTY