

**EAST LYME INLAND WETLANDS AGENCY  
PUBLIC HEARING I  
Monday, DECEMBER 8th, 2014  
MINUTES**

The East Lyme Inland Wetlands Agency held a Public Hearing on the Application of Wave Construction Group/Fairway Developers LLC, Owner to conduct regulated activities within the 100-foot upland review area associated with the construction of a 9500 sq. ft. building for light industrial use on property located at 5 Liberty Way, Assessor's Map #9.4, Lot 11, Niantic, CT; on December 8, 2014 at Town Hall, 108 Pennsylvania Ave., Niantic, CT. Chairman Lozanov opened the Public Hearing and called it to order at 7:03 PM.

**PRESENT:** Cheryl Lozanov, Chairperson, Chuck Reluga, Vice-Chair, Keith Hall, Secretary, Norm Bender, Phyllis Berger, Harry Clarke, Joe Mingo

**ALSO PRESENT:** Matthew White, Angus MacDonald, representing the Applicant  
Gary Goeschel, Inland Wetlands Agent  
Kim Barber Bradley, Alternate  
Karen Zmitruk, Recording Secretary

**ABSENT:** No One

FILED IN EAST LYME  
CONNECTICUT  
Dec 15, 2014 AT 2:30 AM/PM  
*Karen Zmitruk*  
EAST LYME TOWN CLERK

**Pledge of Allegiance**  
The Pledge was observed.

**Public Hearing I**

**5 Liberty Way – Wave construction Group, Applicant: Fairway Developers, LLC Owner  
Application to conduct regulated activities within the 100 foot upland review area associated with the construction of a 9500 sq. ft. building for light industrial use, together with 14 parking spaces and a loading area on an approved lot within an existing industrial park on property located at 5 Liberty Way, Niantic, CT.**

Ms. Lozanov introduced the members of the Commission, Recording Secretary and Staff. It was noted that the Notice of Public Hearing was published in the Day on November 28, 2014 and December 5, 2014. She then called upon the applicant or their representative to present their information.

Matthew White, Angus-MacDonald, Gary Sharpe, Assoc. explained that the lot is under the Light Industrial zone and they are proposing a 9,442 sq. ft. building with front offices. The rest is for industrial use with loading docks on the eastern side. There are also 14 parking spaces which are required by Zoning. This is an approved lot within an existing industrial park. There are two entrances/exits to Liberty Way from the property and a utility easement located in the center of the property. Storm water design is for a 25-year storm. There was a previous application before this Commission in 2003 for this site and another that was approved. This design is similar to that one just on one parcel instead of the two. He lastly noted that all of the comments from the Town Engineer are acceptable to them.

Mr. Clarke asked about the loading dock and if any modifications were made from the previous meeting. Mr. White said that it is excavated in that area and that they would put a snout hood on the catch basin.

Mr. Clarke said that he was looking for something to prevent things such as spills from getting in. Mr. White said that a small oil/water separator could be installed and would be agreeable to them.

Ms. Lozanov asked who would be responsible for maintaining it. Mr. White said that it would be the owner and that there is a maintenance plan.

Mr. Mingo asked what type of materials they would be using and if any liquids would be stored inside the building.

Dave Keatley of Wave Construction said no – there would not be any liquids stored there. The type of business that they are proposing for the building is an industrial service company that works at the customer sites and this is to be used more for a warehousing of those items.

Ms. Bradley, Alternate asked when the delineation of the tidal waterway was done.  
Mr. White said it was done in 2003 and there has been no erosion or change and no evidence of any change to the wetlands.

Ms. Lozanov asked if they would be changing oil on the equipment or doing anything of that nature.  
Mr. Keatley said that they work on power generating equipment – the nature of their work is steel and does not involve any hazardous materials or chemicals.

Ms. Lozanov said that she would like to see wetland tags installed.  
Mr. White said that he did not see any problem with doing that.

Mr. Goeschel noted Mr. Benni, the Town Engineer's comments about notes being added to the plan and that the applicant has indicated that he has no issue with adding them.

Ms. Lozanov called for any comments from the public –  
There were no comments from the public.

Ms. Lozanov asked if there were any further questions from the Commissioners.

Mr. Hall asked about the oil/water separator and who would review it prior to it being installed.  
Mr. Goeschel said that Mr. Benni would review the specs for it. He said that they could add it as a condition to the listing of items that Mr. Benni had in his letter.

**\*\*MOTION (1)**

**Mr. Mingo moved to close this Public Hearing.**

**Mr. Clarke seconded the motion.**

**Vote: 7 – 0 – 0.**

This Public Hearing was closed at 7:20 PM.

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary