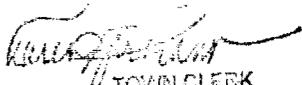


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TOWN CLERK

Town of Stafford
Planning & Zoning Commission
Public Hearings
November 14, 2017
7:00 p.m. – Veterans' Meeting Room
Warren Memorial Town Hall

Members Present: Nancy Ravetto, Chair
Gene Julian
Kathy Bachiochi
Ron Houle
Doug Fassett, Alternate

Also Present: Dave Perkins, Zoning Enforcement Officer
Gordon Brookman and Chris Bryan of GZA GeoEnvironmental,
representing Johnson Memorial Hospital
Dennis Milanovich, Building Official/Town Engineer
Public

PUBLIC HEARINGS:

Johnson Memorial Hospital; 201 Chestnut Hill Road, Map 33, Lot 10, Zone AAA. Temporary earth removal – Section 7.2B of the Zoning Regulations to create a subsurface sanitary sewage system in association with the current sewage infrastructure.

The Town of Stafford Planning & Zoning Commission will review proposed subdivision regulations which were reorganized and revised as of October 10, 2017.

Nancy Ravetto, Chair, opened the public hearings at 7:00 p.m., establishing a quorum with regular members Nancy Ravetto, Chair; Gene Julian, Kathy Bachiochi, and Ron Houle, and seating alternate member Doug Fassett for Roger Pelizari. She explained the procedure for the public hearings. Ms. Bachiochi read the legal notice.

Gordon Brookman and Chris Bryan of GZA GeoEnvironmental in Glastonbury, representing Johnson Memorial Hospital, provided an overview of the Special Use Permit application to install a new subsurface infiltration disposal system to receive effluent from the facilities waste water treatment plan. Wastewater from both Johnson Memorial Hospital and Evergreen will be treated by the underground system. The installation is proposed in response to a Connecticut DEEP Notice of Violation concerning their effluent discharge to surface sand infiltration beds.

Chris Bryan said the present system was initially constructed in 1975 to treat up to 33,000 gallons per day of effluent. Improvements were made in the 1980s to the infiltration beds. In the 1990's additional improvements made allowed the system to treat up to 40,000 gallons per day.

Chris Bryan said the efficiency of the system and filter beds has degraded over the years and in 2008, the then Department of Environmental Protection inspected the system and found deficiencies and the need for repairs. A Consent Order was issued by DEP in 2010 for modifications to be made to meet newer standards as well as the need to increase capacity to 50,000 gallons per day. He said GZA conducted a hydrological assessment and came up with a new design plan. The plan calls for removing multiple feet of unsuitable soils in various areas on the site. About 29,200 cubic yards of soil needs to be removed and over 52,000 cubic yards of suitable materials and stone need to be brought in.

Chris. Bryan reviewed the grading plan with the infiltration beds. He said they applied for a renewal of the current permit with modifications on August 25, 2017 and DEEP issued a decision October 31. They anticipate they will receive the final approval in December. They hope to begin work as soon as possible to begin to get into compliance and have some work completed before the cold weather sets in. After work stops for the winter, they expect to resume work in the spring and have the work completed no later than June 30, 2018.

Ron Houle asked if it made sense to start any work before winter. Gordon Brookman said they would like to start work early because the infiltration beds are deteriorating and they had some problems with them last year, because cold weather affects the drainage in the beds. The system is designed to be used even when partially completed. Phase I should handle over two-thirds of the wastewater. He also noted that bed six is still working well.

Gene Julian asked how far into the future the 50,000 gallons is projected for. He had heard talk at one time about the hospital seeking to expand its number of beds. Chris Bryan said there is no set date because Evergreen is licensed for 180 beds and Johnson Memorial Hospital is licensed for 92 beds and they are presently operating in the low 40,000 gallon range.

There was some concern from the Commission about the truck traffic that would occur for this project. Chris Bryan said all of the truck traffic would be going through the main entrance.

Nancy Ravetto asked where the excavated materials would be placed. Gordon Brookman said the storm basin has to be built up, so they will be using a lot of material for that. Additionally, there is an area to the west of the site, outside of the wetlands, where excess material can be placed. Nothing will be leaving the site.

Gene Julian noted that the approximate cost of the project was left off of the permit. Gordon Brookman said they left this item blank because the bids were not yet in at the time. However, they expect the project to cost about \$2.5 million.

Nancy Ravetto noted a large number of trees need to be cut down for this project. Gordon Brookman said this is correct and that they have already been cut down. He said two rows of erosion control measures have been put in, which will also serve to protect the sand beds.

Gene Julian asked Dave Perkins what roles the health department, Inland Wetlands and the Water Pollution Control Facility would have in this project. Rick Hartenstein, Superintendent of the WPCF said the WPCF has no role in this project. Dave Perkins said Inland Wetlands issued

an administrative permit and DEEP is overseeing the health department's role. Dave Perkins said he issued the forestry permit for the cutting of trees.

Dave Perkins asked where the sand would be coming from for the project. Gordon Brookman said it is up to the contractor, but he expects it will come from either Herb Holden's operation or another area operation. It will be certified septic sand.

Dave Perkins asked about the drainage materials. Chris Bryan said three acres will be covered with impervious material plus topsoil and planted with grass. It is purposely designed not to create ponding. The 3 to 1 slope was also discussed. Gordon Brookman said they will be putting some fill on the slope so mounding will not seep out of the hillside. Doug Fassett asked for the location of the drainage outlet, which Chris Bryan showed him on the plan. Gordon Brookman said they plan to raise the basin and add an invert.

Chris Bryan said the northern course of the employee parking lot will be used to stockpile topsoil and equipment. He showed the entrance and egress for truck travel. It was difficult to estimate, but there was an expectation that there may be about 2,000 truckloads of material brought in over the course of about three months.

Chris Bryan said the construction sequence will be divided into two phases, with the hope of having the first half done before winter sets in. Gordon Brookman said work in Phase I will be done from the top down, whereas work in Phase II will be done from the bottom up.

Dave Perkins asked what materials would be used for the berm. Chris Bryan said there are specifications for impermeable soils. Gordon Brookman said some materials may need to be supplemented, but probably not more than about 3,000 yards. Erosion control will be put in place at this time.

Ron Houle asked if they considered using a temporary road coming in off Route 190 for the project. Gordon Brookman said they considered it but decided against it. The area is residential and would not be conducive to this type of truck traffic. In addition, it would require a wetlands crossing.

The public hearing was opened to public comment. Town Engineer Dennis Milanovich asked for a review again of how the berm would be built. He asked if they were counting on it to hold the beds in place. Gordon Brookman said this is not the case. He said they would be taking out topsoil and three to four feet of undesirable soils, then bring in sand. The units would go on top of the sand and then they would add stone. Phase I is soil only. The filter beds installed will replicate the existing slope.

Bill Clark, who lives at the end of Galbraith, asked if they would be using Galbraith Road. Gordon Brookman said they would not. The sight lines would not be sufficient for the project. He also asked if well water would go into the system. Chris Bryan said all consumed water would go into the wastewater system. Bill Clark asked if the wells have been tested recently. Chris Bryan said they are inspected annually, a health code requirement.

A resident at 6 Magauran Drive asked if there would be any odor from the system. Chris Bryan said there should not be. They will be using plenty of permeable materials. The resident also asked if the raised storm basins would be higher than Magauran Drive. Chris Bryan said Magauran Drive would probably be higher.

Kathy Lewis of 1 Magauran Drive said she was glad to hear truck traffic will not be coming down her road for this project. She asked what the existing piles on the back lot were. Gordon Brookman said these are woodchips and they would be used for erosion control.

Doug Fassett asked if the hospital screens out materials, such as medical waste, that should not go into the system. Chris Bryan said they currently have screening and grinder tanks in the system and they will also be in the new system.

MaryAnne Barry of 243 Chestnut Hill said she can hear the old beds operating near the back of her house. She said when work was being done, her neighbor's well went dry and she expressed concerns that this might happen to her. She said she can hear something running and humming. She said she has a high water table and expressed concerns about the potential for her basement to flood if the water table changes from the excavation work. Chris Bryan said there would not be any blasting in this project, and he would not expect any impact. He said he is not sure what the humming sound might be and it might not be the treatment system. He said her high water table may likely just be a function of the topography of her lot. Tony Armelin, Facilities Manager for Johnson Memorial Hospital, said they tested the sound and it was less than ten decibels.

MaryAnne Barry also asked if the soil they would be removing is contaminated. Chris Bryan said it is not---that it is just not suitable because it is not permeable.

Dave Perkins said he has some slight concerns about how the berm will work, but trusts that because this is so important to the project that the project engineers will make sure it functions properly.

Ron Houle asked Dennis Milanovich if he needs to inspect this project in phases. Dennis Milanovich said he has no jurisdiction over the project, but he would expect to receive occasional courtesy calls, or be informed if some major problem occurred. Gordon Brookman said the primary reviewer on all of the plans and specifications for this project is Lauren Jones.

Gene Julian asked Dave Perkis if the state would be providing any progress reports. Dave Perkins said he would assume they would be in touch. He said he will also be checking on the erosion control during the project.

Dave Perkins noted he has received receipts for all the notices to abutters for this application.

Gene Julian made a motion to close the public hearing for Johnson Memorial Hospital; 201 Chestnut Hill Road, Map 33, Lot 10, Zone AAA. Temporary earth removal – Section 7.2B of the Zoning Regulations to create a subsurface sanitary sewage system in association with the current sewage infrastructure. The motion was seconded by Ron Houle. All were in favor.

Nancy Ravetto noted the Commission will be making a decision on this application in two weeks.

The Commission reviewed the proposed subdivision regulations which were reorganized and revised as of October 10, 2017. Nancy Ravetto noted that Dave Perkins made the changes as discussed at their previous meeting. She noted that under Section 3.10, references to the Open Space Advisory Committee (OSAC) should be changed to reference the Planning and Zoning Commission as the OSAC is now defunct. The last line—"Neither the pre-application conference, nor the recommendation by the Open Space Advisory Committee shall be deemed to constitute approval or denial of any portion of the application"---should be removed in its entirety.

On Page 24, Under 4.7A, Storm Drainage—General—there was a question about the requirement that the provisions of Chapter 7 of the Connecticut Storm Water Quality Manual as amended is implemented Under 4.7A€ it was noted that the applicant is responsible to pay for any evaluation of this request.

Gene Julian referenced Section 3.11 on Page 22, Open Space Fee in Lieu of Land, and asked exempting transfers of subdivision of less than five parcels to various family members is somewhat excessive. Dave Perkins said he will review this, but believes it might be state statute.

Dennis Milanovich asked to add some standard legal language to 4.7A(b) on Page 24, to read: "The design shall be in compliance with all governmental codes and regulations including, *but not limited to*, the following."

Nancy Ravetto made a motion to continue the public hearing for proposed subdivision regulations which were reorganized and revised as of October 10, 2017 to the November 28, 2017 meeting. The motion was seconded by Doug Fassett. All were in favor.

Dave Perkins noted that the regular meeting notice was not posted on time, so the Commission cannot hold a regular meeting. The Agenda items can be added to the next meeting.

Nancy Ravetto noted that public hearing notices should include a statement that copies of legal notice and related information are on file in both the Town Clerk's and the Zoning Office for Stafford.

Doug Fassett made a motion to adjourn, seconded by Kathy Bachiochi. All were in favor. The meeting for the public hearings of November 14, 2017 was adjourned at 8:20 p.m.

Respectfully submitted,



Annie Gentile
Recording Secretary