

TOWN OF DURHAM

Planning and Zoning Commission
P.O. Box 428
Durham, Connecticut 06422-0428

MINUTES OF AUGUST 10, 2005, SITE INSPECTION AND SPECIAL MEETING

Location: Greenland Realty, LLC, 10 Mountain Road

Present

Members: Al Bradanini, George Eames, Richard Eriksen, Jan Melnik, Jackie Snow
Town Planner: Geoffrey Colegrove
Alternate: Ralph Chase

Absent

Members: Brian Ameche, Dave Foley, Jim Kowolenko, Dian O'Neal
Alternates: Gene Riotte, Frank DeFelice

The special meeting was called to order by George Eames, Chairman, at 6:00 p.m. Ralph Chase was seated on the Commission in Brian Ameche's place.

1. Approval of Agenda

Motion by Ralph Chase, seconded by Al Bradanini, to approve the agenda of the August 10, 2005, special meeting as presented. Motion carried unanimously.

2. Greenland Realty, LLC, Modification to Site Plan, 10 Mountain Road

Attorney Joan Molloy presented a modified site plan to the Commission on behalf of the applicant. Among other items, it depicts the correct boundaries, removal of fuel tanks, addition of garage door, inclusion of a temporary stock pile, and the change in location of well/septic. The pine trees installed along the easterly border are all located on the applicant's property. The drip system of irrigation appears to be working well, in particular given the especially hot summer months with little to no precipitation. To date, about 3-3.5 trees have died.

In terms of drainage at the site entrance, Fred Melillo is awaiting delivery of materials from the public works department in order to complete the necessary work.

The Commission walked the site and reviewed the berm along the easterly border and its extension to the southerly border. The berm will be extended beyond its current placement to go past the rock outcropping and additional pine trees will be planted. The back "Mafia" block retaining wall has been eliminated at the south end of the site; the berm will be built up and gradually ease into the swale. The applicant plans to use natural boulders along the dropoffs of the parking lot for barriers; these are depicted on the modified site plan.

On-site paving has also been reduced on the modified site plan. Footing drains have been added to two sides of the building.

Richard Eriksen expressed concern with the sharp dropoff at the southeasterly end of the berm and recommended installation of some type of fencing, possibly split-rail, to create a visual barrier in the event a person were to be walking unaware in that vicinity. Fred Melillo agreed.

Specifications for lighting on the site must be presented to the Commission. The modified site plan includes provision for a light pole with a motion sensor and video camera. The details for this lighting, and all other site lighting, must be presented.

The Commission also inspected the swale, which will be planted with grass. There will be two areas of rip-rap in relatively steep areas of the swale if the grass does not grow satisfactorily.

Review of the modified site plan was tabled to the September 21, 2005, meeting as the Inland Wetlands Commission has not yet acted on the application.

Fred Melillo also asked about the possibility of seeking a temporary certificate of occupancy to use the building for business operations (telephones, administrative staff). The Commission determined that such a temporary certificate of occupancy would not be appropriate at this time. It will be revisited at the September 21, 2005, meeting.

3. Greenland Realty, LLC, Removal of Excess Material Stockpiled on Site, 10 Mountain Road

The applicant, Fred Melillo, began removing of material last week, bringing the total removed to approximately 1,000 cubic yards. Fred Melillo indicated that, if given approval, the balance of the excess material at the south end of the site could be removed within one week. He estimated approximately 4,000 cubic yards remaining for removal and stated this would represent about five truckloads per hour.

Fred Melillo will fax to Geoffrey Colegrove's office all slips documenting removal of material from the site over the past few weeks.

Also discussed was the material stockpiled at the north entrance of the site. The applicant would like to extend his ability to screen materials (he was initially permitted screening for one week per month). Following Commission discussion, it was determined that any request for screening would need to be addressed as a separate earth removal application (i.e., follow the traditional one-year renewal timeline, specify hours of operation, etc.).

Motion by Ralph Chase, seconded by Al Bradanini, to approve the request of Greenland Realty, LLC, 10 Mountain Road, to remove 5,000 cubic yards (approx.) of excess material (rocks) at the

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south end of the site; activity will be limited to the hours of 7:00 a.m. to 3:30 p.m., Monday through Friday only. The site will be revisited for the September 21, 2005, meeting of the Planning and Zoning Commission. Motion carried unanimously.

4. Payment of Bill

Motion by Ralph Chase, seconded by Al Bradanini, to approve payment of the following bill:

- *Middletown Press* – \$478.60

Motion carried unanimously.

Motion by Ralph Chase, seconded by Al Bradanini, to adjourn at 7:00 p.m. Motion carried unanimously.

Respectfully submitted,

Jan Melnik

8/19/2005