

# TOWN OF DURHAM

## Planning and Zoning Commission

P.O. Box 428

Durham, Connecticut 06422-0428

### MINUTES OF DECEMBER 19, 2009, MEETING

#### GREENLAND REALTY SITE WALK

##### Present

Members:	Ralph Chase	Lisa Davenport
	Cathy Devaux	Frank DeFelice
	George Eames	Richard Eriksen
	Chris Flanagan	Dave Foley
	Joe Pasquale	

Town Planner: Geoffrey Colegrove

Absent:	Campbell Barrett	Mike Geremia
	Mark Laudano	

Also in attendance: Attorney Joan Molloy, Fred Melillo, and Attorney John Corona

The site walk began at 9:00 a.m.

##### Fuel Tank

The proposed site of the fuel tank was shown, about 50 feet to the south of the building. The tank will be used exclusively for diesel fuel, it is a single tank, and it features an electric pump. There will be a light above the tank.

An apron without edges but with a retention groove (to contain any spills) around the perimeter is proposed for the tank; the size has not yet been specified. Fred Melillo stated that trucks would fuel up at the end of the day, which he characterized as 4:00 p.m., and then be garaged. By law, truck motors must be shut off while fueling.

Truck patterns into the filling area were discussed. The plan will be for trucks to pull onto the property, driving to the right of the building (passing with the building on the east) and pulling adjacent to the pump area, facing east. This way, as the trucks then pull out and leave the site, lights aren't directly shining into the adjacent home on Mountain Road (the Cruise property).

The fuel tank features two compartments. There is a safety warning device at the end of the tank that "turns red" if the inner tank ruptures. It is a mechanical warning system that uses a float monitor and has been approved by the fire marshal and the State of Connecticut. It is the same system used on tanks on the sites of Nosal and Murphy Pools.

#### Garage

Three pickup trucks are stored at the site; these now have snowplows installed for the start of the season. These trucks are gasoline, not diesel, and, therefore, will not be filling up at the site. Fred Melillo also stated that these trucks will not be returning to the site to pick up material for sanding.

The Commission toured the portion of the building that was heated and filled to capacity with small and large vehicles and heavy equipment.

#### Material on Site

Four large piles of material were discussed; they are located further south of the area of the proposed fuel tank site (nearest to the property line abutting Dave Dingwell's property). The approximate sizes, according to Fred Melillo, were 650, 300, 150, and 100 cubic yards. This is not rubble, nor was rubble present during the site visit. Fred Melillo stated that there had never been rubble on the site.

#### Exterior Storage

The exterior parking area was also reviewed. It is in the area about due east of the building that currently has a gravel surface with large boulders. No more than ten pieces of heavy equipment/vehicles will be stored in this area. Generally, they would not be on the site at all; however, the state of the economy has caused their inactivity.

Fred Melillo described the function of the existing detention pond, constructed at the onset of the project. It disperses water at a measured rate.

#### Other Site Issues

With regard to dust control, it was noted by several Commission members that the dust problem was very apparent that morning as cars came onto the property. Fred Melillo is planning to use millings on the dirt roadways as a means to control the dust problem. This can't begin until the warmer weather when the asphalt plants are in operation.

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The Commission saw the line of half-eaten arborvitae on the buffer between the property and the Cruises. This is the area where the property owner will be replanting with white pines in a tighter configuration.

Respectfully submitted,

Jan Melnik

12/31/09