

CONSERVATION AND INLAND WETLANDS COMMISSION

TOWN OF DEEP RIVER, CONNECTICUT

Town Hall

174 Main Street

Deep River, Connecticut 06417

A **regular meeting** of the *Deep River Conservation and Inland Wetlands Commission* held on Thursday, April 9, 2015 at the Deep River Town Hall was called to order at 7:34 p.m. Members present: George Atwood, John Dube, Carol Libby, Ron Larsen, Alan Mizejeski, Michael Tomlinson, Alternate Tanner Steeves, Alternate/WEO Mark Reyher. Absent: Susan Board. Also present: Chris Silva and Mike Harkin.

Approval of Minutes: A motion was made by Carol Libby and seconded by John Dube to approve the minutes of the regular meeting of March 12, 2015 as printed. (6-0) Voted Unanimously.

455 Main Street, Commerce Crossing Realty: Mike Harkin, P.E. of Harkin Engineering, on behalf of Mr. Silva, was present for preliminary discussion regarding a proposed sports complex at 455 Main Street. The original plan approved for Amquest was presented for review. Two buildings built were built on the parcel in the same area as pre-approved. There was an additional 22,000 s.f. building, 32,000 s.f. building and 20,000 s.f. building which were approved as part of project but were never built. The utilities have been installed to the site for the existing buildings. The wetlands were flagged at the time by Richard Snarski. The proposal for the subject property is a 400' by 200' indoor soccer field and outdoor soccer fields. With the original application there was wetlands filling. Holding wetland limit flags and no disturbance than on original plan. Using the original plan as a boundary. Mr. Harkin noted that they are looking for direction regarding the concept and location, if it would be new application, and what degree of information is needed. Members noted that a new application would be required with all required information to be provided. Mr. Silva noted that he is under contract for purchase of the 13 acre parcel. For an unrestricted game, a 76 foot building height is required. The proposed roof will be pitched. ZBA approval was received a couple weeks ago for the height of the structure. The current proposal does not include allowance for traffic around the structure, but it will reviewed and considered as the project is being prepared. Mr. Harkin that there is an existing railroad crossing to the property. Chris Silva of Ivoryton noted that he will be building the proposal and owning it with a partner, Andrew Barker. The proposed building is a fabric structure building; the outside is 70 feet and inside it is about 69 feet to the peak. The structure is designed for northeast snow loads and rain. The outside field is artificial turf. Plan is to plant grass around the building. The clay silt bed is put on top of the existing site. Flow will be directed to the drains in the parking lot. A concession stand and café are proposed inside the building. A room for kids to hang out will also be included inside the structure. There will be a second floor with a mezzanine around the field. Bleachers will be placed on the outside fields. Preliminary correspondence was sent out looking for feedback. Schools in Guilford, Old Lyme, Madison, Old Saybrook, Westbrook, Valley, Cromwell, and Haddam Killingworth have committed to the project. No concessions are proposed outside. The large building, 80,000 sf., will go up in four weeks. The small building will be 35,000 s.f. The original parking was 186 spaces. Parking for this proposal will be reviewed with the ZEO. The maximum number of kids on the site at a time may be 120. There will be no school buses. The proposed teams are travel teams. An application may be submitted in a couple months.

Enforcement: WEO Reyher noted that an application from Deep River Farm, 362 West Elm Street is being submitted for hoop houses and drainage. WEO will review and the matter will be addressed at the next regular meeting.

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Conservation: June 6th is Connecticut Trail Council day. A walk is being held in Canfield Woods at the Book Hill entrance at 10:00. The walk is being led by Phil Miller.

A motion was made by John Dube and seconded by Carol Libby to adjourn at 8:45 p.m. (6-0) Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary