

Approved June 9, 2005

**Minutes of Public Hearing
May 25, 2005
Town House 7:00**

Members in Attendance: John D. Flynn, Chair, Melissa Reeves, Joseph “Charlie” Dolben, Joseph Kruzal, Robert Majkut, Anthony Bongorni, Associate Member

Scantic Meadows - John Flynn, Chair called the Public Hearing to order. He introduced the Board and read the Statement of Authority. He read the Public Notice that was advertised in the Reminder. Robert Fratar, Fratar, Kern & Kelly, LLP, 1441 Main Street, Suite 815, Springfield, MA, started the applicant’s presentation by explaining he is Mr. Speight’s representative. They were there to review specific sheets of drawings. He turned the presentation over to Mr. Cafarelli, Civil Engineering Associates, 10 Crane Avenue, East Longmeadow, who explained the changes on each sheet. On sheet five (5) the easement was moved. The width was doubled up and the vent was moved to the side. On sheet six (6) the storm water chambers were doubled up and the vent was moved to the side along with a grated top added to DW3. On sheet seven (7) a grated top was added to DW6. On sheet eight (8) storm water chambers were pulled out of the one hundred foot buffer zone and the vent was moved to the side. On sheet nine (9) the storm water chambers were doubled up and the width was doubled. The vent was moved to the side. A grated top was added to DW5. On sheet ten (10) the single and dual chamber profile now show crushed stone around, below and under the chambers. Chamber configurations for each easement were also added. These are Stormtechs exact specs for H-20 loading over the chambers. On sheet eleven (11) notes #12 and #14 were deleted. Note #13 was renumbered to #12 and not #15 was renumbered to # 13. Cafarelli explained the volume of storage and infiltration surfaces are unchanged and these changes do not change those calculations. They will be the same calculations that were given to the Conservation.

A representative was present from Stormtech and he explained the air in system vents back through the soil. John Flynn asked what if the vents were knocked off or fails would the system still work? The representative answered yes. The representative explained the system has a deep sump catch basin. In the basin there is a pipe four feet from the bottom that goes into a drywell. The four feet gives ample room for standing water, debris or sediment. The deep sump can handle everything and keeps the chambers clean. He explained these systems are typically designed for highways and high volume areas so for residential use it is overkill, but a wise choice. The sediment deposit this system will have at this site should be minimal.

Frater explained everything has been pulled out of the wetlands buffer zone. Using this system that is used commercially should be fine for someone's side yard.

Flynn asked if the Board had any questions. Flynn asked Anthony da Cruz, Tighe and Bond, 324 Grove Street, Worcester, MA if the numbers are in question for calculations. da Cruz responded he has looked at the numbers during the submittal and now the length has been cut in half and the rows doubled and the calculations look fine. The manholes, storm chambers and systems must be maintained. They would require no more maintenance than any other manhole in town. These storm chambers are better than years ago before Storm Water Management came into play.

If the leaching chambers are not working or the leaching chambers fill up they will not be able to work. Once the level is at the top of the sump the system will eventually break down. Joseph Kruzel asked if it must be maintained it will be less than other subdivisions but it still must be maintained. da Cruz answered correct. da Cruz went on to say no calculations have changed. The town required perc test and all the tests passed with good rates. Flynn asked how many chambers are there. da Cruz said seven (7) locations with multiple chambers. Flynn asked if the catch basins would increase the load to the town's maintenance program. da Cruz said the load would increase by only 1% or 2% a very small number. da Cruz stated they are seeing more and more of these types of systems in residential subdivisions. They provide more leaching area and reduce the area devoted to drainage. Flynn added this all comes down to proper installation and maintenance.

Kruzel asked the Stormtech representative if any systems have failed and the reason why. The representative replied the septic chambers fail when used for storm water application, short answer no when used for storm water chambers.

Charles Clines, 91 Colony Drive had several questions; if they are not maintained regularly will they constantly fail? The sumps are close to the water level in the pond will that be a problem? Will it be clear to property owners they will have a big system in their yard? Is H-20 for a highway the same as in a yard? da Cruz said yes H-20 on a highway is the same as H-20 in a yard. The Stormtech representative said it should have eighteen inches of loam over it.

Clines asked if fences can be put over the systems. Flynn answered you are not allowed to put a fence on an easement anyway.

Flynn also stated if the system fails it fails progressively each section at a time then they will have to dig everything up. Easements should be big enough for maintenance and or repair. Flynn reminded everyone the discussion should stay no the changes to the plans. Clines wanted to add he did not feel the whole thing was reviewed properly. da Cruz felt

the easement is barely big enough. These systems have a catch basin, drywell, and then the chambers. Service is not as easy as in a regular catch basin someone must get inside and clean out the inside. Michael Doyle, 66 Colony Drive, asked how the chambers get cleaned if needed.

Doyle believes Stormtech uses high pressure water jets. As he sees it they cannot use water. The Stormtech representative said this design uses drywells and should not need cleaning but down the road if it does get into the chambers they would have to be replaced. Flynn said he believes the Highway Department rotates cleaning every three (3) years. Kruzel stated the catch basins get cleaned every three (3) years. Flynn said they can easily handle once every three years without problems. da Cruz also said yes but there are no guarantees. This is under normal use. Harvey Smith, 69 Colony Drive, asked why taxpayers should pay for storm chambers instead of a normal catch basin. Tom Sohre, 69 Colony Drive, asked, what is normal maintenance for the town. At a selectmen's meeting a man was there to complain his basin hadn't been cleaned in eleven (11) years. Flynn explained maintenance has improved because of the Stormwater Mandate. Sohre asked what type of maintenance is specific to these systems. Flynn said timely is subjective. Sohre asked for the highs and lows. Kruzel answered Dana Pixley inspects all basins; the worst basins will be cleaned out first. The worst offenders will be cleaned.

Austin McKeon, 28 Potash Hill Lane, first wanted to express his frustration, and then wanted to know about a homeowners association and why it was never brought up. McKeon also asked the order of the system. It was explained there is a catch basin, a six foot drywell washed stones then enters the chambers. Flynn asked how many catch basins for each drywell. da Cruz answered that it varies and they have been checked. They have two foot grates and both can be cleaned out. The top of the drywell is grated to allow for air and water and further collection of water. At the end of construction it will have to be flushed, cleaned and inspected. Tom McLaughlin, 30 Erica Circle, asked if this system is more effective than any other in town. da Cruz told him it was. McLaughlin asked if the taxes from the new houses would be enough to cover the maintenance. He also said this system seems to be more efficient.

Pat Cote, 70 Colony Drive, asked if the perc tests were done in the winter. da Cruz said it does not matter what time of year the tests are done it is done by soil evaluation. Cafarelli said each lot had two perc tests each. da Cruz stated those tests are for Title 5 but further tests were done and rated good. Flynn said the percs were done at the site of infiltration. Cote said the site is on the aquifer and in the water overlay district would that cause a problem for the percs. da Cruz said it would not because of the way the tests are now done. Cote asked what the maintenance on the system over time would consist of. The Stormtech representative said there are no specific stats. He said the sediment accumulation should be small. Cote asked how frequent the basins should be inspected.

The representative said it would not require a lot of inspection because of the small amount of sediment. Doyle asked if Tighe and Bond looked at the soils below. da Cruz stated they did not go on the percs themselves. Neither Tighe and Bond nor the Board of Health witnessed them but they were done by a licensed person. Doyle asked if the soil infiltration was slow enough and da Cruz answered yes.

Clines asked if the grate is big enough for a child to get into with the help of a crow bar. da Cruz said the frame and grate weighs approximately 250 pounds. Clines would like some kind of grate system that would be tamper proof. Clines also wanted to know if the easement is big enough for maintenance or repair. The easement should be a sort of no mans land. da Cruz said the new grates and frames are lighter. If it has a tamper proof system it is not accessible in case of an emergency. Clines felt if it had a tamper proof system it might slow kids down from getting inside and being trapped.

Cote asked if the Planning Board read the letters from the abutters and other correspondence it received and Melissa Reeves assured her they had all been read. Reeves went on to say the letters had been forwarded to da Cruz and Cafarelli and some changes had been made to accommodate.

Cote asked what restrictions would be placed on lawn fertilizers. Flynn answered the same as all the neighbors. Cote asked about the easement and the pipeline how people would know where they are located. Reeves and Flynn said it will be on the individual deeds. Cote asked about toxic chemical in the Water Overlay District. Flynn said these topics are regarded in building the house not in the roadways. Smith asked about lawn fertilizer, stating certain types would clog up the drainage systems. Reeves said the Conservation Commission said in the conditions it must be in each deed. da Cruz said that is more of a Conservation issue not a Planning Board issue or a storm water issue.

Connie Witt, 477 Main Street, said when she listened to da Cruz he said the storm drains must be cleaned every three years. Who is going to clean them if the streets do not get accepted right away? Witt felt there was a need for a homeowners association so there would be no cost to the Town. Flynn felt the three year cycle would be no problem as the development is flat road and three years is a medium. Witt said some roads take a while to be accepted. Flynn explained the Planning Board requires a bankbook for work that may need to be done. Witt asked how long is the bankbook is good for. Flynn said one year after the road is accepted by the Town. Flynn said typically each subdivision has an association. Dorothy Kibbe, 229 Somers Road, asked if any other subdivisions have associations. Flynn's answer was yes. Frater explained everyone is mixing up a covenant and an association. A covenant plans for the house size, air conditioners, satellite dishes, etc.. AN association has members and trustees. He stated this subdivision does not intend to have an association. They tend not to work, Frater said. Flynn stated the subdivision will be restricted by the covenant and the Planning Board bylaws. The easements will have to be on the deeds. And the lawyers will be responsible to point it out to every new

homeowner along with the pipeline information. Kibbe felt everyone has done there job. Witt felt a homeowners association could pay for problems. Witt was at the meeting to protect the town. Flynn explained the building process to the crowd. It will be in two phases. The first will be the long road and the second will be the two short roads. Approximately three to five houses per year. Mr. Speight said that was his average.

Sohre asked if the plan to maintain the basins every three years is what Stormtech would suggest. Stormtech representative said that sounds reasonable. Flynn asked da Cruz if there are any of these systems in Ludlow. da Cruz said in front of the high school in the parking lot there is a system similar to this. It is a Stormcepter, which is a vortex system. It has been in for five years and it is maintained yearly.

Sohre felt if there is going to be work done around the old gas pipeline then an emergency response team is needed. He told the Board there have been several big explosions in the last several years. Flynn explained Tenn. Gas Pipeline has many pages of requirements and one is a person must be on site when work is being done near the pipeline.

Hearing closed at 8:53

Submitted by Jane M. Budykiewicz, Clerk