

PORTLAND AQUIFER PROTECTION AGENCY
SPECIAL MEETING MINUTES
Thursday, April 17, 2025 at 6:30 PM
Public Access via Zoom- link on www.portlandct.org

Members Present: Bob Ellsworth, Robert Taylor (arrived at 6:43 p.m.), Victoria Tchetchet, Chantal Foster, Joe Spada

Members Absent: Jennifer Tellone

Staff: Dan Bourret, Town Planner
Henry Colangelo, ZEO
Dawn Guite, Recording Secretary

1. Call Meeting to Order

Mr. Ellsworth called the meeting to order at 6:30 p.m.

2. Introduction of Members and Seating of Alternates

Joe Spada is seated for Jennifer Tellone.

3. New Business:

- PZC Application #24-17: 521 Glastonbury Turnpike. Proposed special permit modification to expand existing recreational soccer venue from 2 fields to 4 with associated improvements. Application of Michael Favor III and property of Oakwood Sports Outdoor LLC. Map 76 Lot 13. Zone RI.

Will Walter, P.E., Alfred Benesch & Company, Glastonbury, CT, represented the Applicant seeking a proposed special permit modification to expand existing recreational soccer venue from 2 fields to 4. This is an aquifer protection area because it extends to town property where there is a well. The project includes two additional full-size synthetic turf fields at the south side of the property. The parking lot on the north side, currently aggregate stone, will become asphalt paved. There will be overflow parking to accommodate tournaments in a grass area. There will be approximately 200 paved parking spaces. Water quality has been addressed done in coordination with both the health department and with Nathan Jacobson, third party engineer. There are stormwater management facilities on both the north and south side to capture, treat, detain, regulate and release storm water before it goes off the site per town and state regulations. At the north side is above ground storm water management areas where there is infiltration completely outside the aquifer protection area. Because the site is in tight space, there is an underground system beneath the pavement which is a completely closed system. As water goes in it's going to go through swirl chambers approved by DEEP and goes into a large underground tank. It is completely impervious so nothing is infiltrating into the ground. It then discharges through pipes and hard connects to the DOT system on Rt. 17. It is in compliance with APA regulations.

There is a septic system under the proposed field specifically designed and placed there in 2012. We met with Liz Davidson at Chatham Health and designed a system on the property line on the site outside the aquifer protection area. At Liz's request the system is oversized to make sure that nothing happens. There is nothing to generate hazardous waste. The dumpster is outside the APA area. It will be covered and on a concrete pad. Nothing will reach into the ground.

Per request, Will Walter explained the mechanics of the underground system. Peak flow will not exceed per stated in the 2024 DEEP water quality manual. Volume of water is examined to store the water. As water comes in there are orifices and weirs that regulate the flow and allow it to be released at a rate that is less out of that structure than what is coming in from that structure. Will Water said there are hydrodynamic separators designed so when water comes in it swirls around the outside of the chamber and throws off sediment. Water eventually makes it way down through a pipe system to the DOT system on Rt. 17. It will require approval by the State of Connecticut. System will continue to be tweaked to the satisfaction of Nathan Jacobson and then be forwarded to the State for it to review. For the fields there is an

inch and a half of synthetic turf. Below the turf there are eight to ten inches of dynamic stone. It is well graded so that the field will compact and pervious enough that water will infiltrate through. There is a collector pipe system all around the field, about a two or three foot trench, with a 10-inch perforated HTP pipe. Water will make its way during larger storms to the exterior trench drain and then be piped right into the network going down to the DOT system.

Michael Favor, III, the Applicant, said there is zero treatment done on the turf. Life expectancy is 12 to 14 seasons depending on amount of wear and tear. It's literally a roll-up and remove it process. There are no chemicals. There is no cutting or fertilization. The turf is groomed like a brush that goes across and picks up material. Brush is manually operated. Material is discarded into the dumpster and taken away. It doesn't dissolve. Grooming is done on a quarterly basis with approximately one hefty bag full of material collected.

Will Walter said the concession stand currently on site will remain as is. There will be no changes to it. There is a grease trap and a septic tank. It will be intercepted and piped down to a new septic system.

Michael Favor, III, said that food is light fare and currently what is on site is a pizza oven. The only expansion would be an air fryer that's plugged into the existing electric. The restrooms are in the concession building.

4. Old Business:

There was no Old Business.

5. Staff Report/Other Items:

There was no Staff Report/Other Items.

6. Public Comment

There were no Public Comments.

7. Approval of Minutes:

There were no minutes to approve.

8. Adjourn

MOTION: by Victoria Tchetchet MOVED, seconded by Chantal Foster to ADJOURN the meeting at 6:53 p.m. **VOTE UNANIMOUS. MOTION CARRIED.**

Respectfully Submitted,

Dawn Guite

Dawn Guite, Recording Secretary