

2022 SEP 16 AM 8:55



## **Orange Inland Wetland & Watercourse Commission**

Tuesday, September 13, 2022

617 Orange Center Road – Town Hall Meeting Room - 7:00 p.m.

*(Unapproved Minutes)*

**Attendance:** Chairman Ron Ruotolo, Vice-Chair Lesley Giovanelli, William Perfetto, & James Ewen

**Staff:** Jack Demirjian, Inland Wetlands Enforcement Officer; Deborah Satonick, Recording Secretary

### **1. Call to Order & Introduction**

- Chairman Ruotolo called the meeting to order at 7:14 p.m. and asked everyone to introduce themselves.

### **2. Correspondence – Review and Possible Approval of the July, 2022 minutes**

*Mr. Ewen made a motion to approve the July 12, 2022 minutes as presented. Ms. Giovanelli seconded the motion and all were in favor. The motion PASSED unanimously. (4/4)*

### **3. Old Business**

- There was nothing to report at this time.

### **4. New Business**

- There was nothing to report at this time.

### **5. Enforcement Officer's Report**

- Wetlands Enforcement Officer Mr. Demirjian reported that he conducted some routine administrative reviews for sheds and pools.

**6. For Discussion – For property known as 88 Marsh Hill Road. Submitted by Michael Frisbie, Noble Energy Real Estate Holdings, LLC. To construct an 8,384 square foot Community Travel Center and 23,500 square foot EV Showroom. The development proposes**

32,757 square foot of disturbance in the upland review area.

- Mr. Anthony Capuano and Mr. Luke Mauro, from Solli Engineering, 501 Main Street, Monroe, spoke on behalf of the applicant. This site will be developed in two phases. The first phase will consist of a sixteen gas fueling stations and eight electric EV commercial grade charging stations, which will fully charge an electric vehicle in less than 15 minutes. Both types of fueling will be under canopy. There will be a coffee, sandwich, and ice cream shop inside with a drive through. Phase two of the project will consist of a showroom of electric vehicles. The vehicles cannot be purchased from this location but can be ordered.
- Mr. Capuano made a thorough presentation illustrating the grading and drainage plan, the lighting plan with LED fixtures, the landscape plan, the soil erosion and sediment control plan, and the utility plan. There will be a secondary access for emergency vehicles and designated fire lanes.
- Mr. Ewen questioned the water quality control unit and its maintenance. Mr. Capuano explained that this unit will remove 80% of runoff gas and oil before the drainage goes into the wetlands. The unit will be maintained by the manufacturer. Mr. Ewen would like to see a plan for the stockpiling of snow with consideration of the wetlands. He would like to see a barrier, such as a low rail fence, to ensure that snow is not plowed into the wetlands.
- Mr. Demirjian indicated that the application could be tabled until the next meeting or approved contingent on the necessary modifications submitted directly to the Enforcement Officer for approval. The Commission members agreed to the latter.

*Mr. Perfetto made a motion to approve the application as presented, contingent on the submission of a snow piling plan with proper protection of the wetlands, that must be approved by the Zoning Enforcement Officer. Mr. Ewen seconded the motion and all were in favor. The motion PASSED. (4/4).*

## **PUBLIC HEARINGS**

- There were no Public Hearings scheduled.

## **7. Adjournment**

*Mr. Ewen made a motion to adjourn the meeting at 7:46 p.m., seconded by Ms. Giovanelli. All were in favor and the motion PASSED. (4/4)*

Respectfully Submitted,  
Deborah Satonick