

Commissioner Frangella: 2019-8-MAJ requested by 310 Equity, LLC & St. Charles Parish for approval of revisions to the Preliminary Plat of Saints Place, a major subdivision in Destrehan. Zoning District C-2/M-1. Council District 2. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. This is a revision to a preliminary plat that was approved by the Planning Commission in August. The waivers that were required for that preliminary plat were also approved by the Parish Council in August. Since that time they've determined that they would like to have 2 new elements on the plat, one is a roundabout and it will require additional right of way and the other is a vegetation easement and the applicant is here if you have any questions. We recommend approval.

Commissioner Frangella: Alright the applicant is present.

Yes sir, my name is Joey Murray with Murray Architects, 13760 River Road in Destrehan and I'm here representing the developer for 310 Investment LLC and I'm here to answer any questions that you may have.

Commissioner Frangella: What is the purpose of the buffer?

Mr. Murray: What is the purpose?

Commissioner Frangella: The buffer area, the vegetation area.

Mr. Murray: Oh at the public hearing with the St. Charles Parish Council, Councilwoman Mary Clulee raised the question about having some sort of vegetation buffer or some sort of a buffer between the residential lots and the existing commercial building which is the doctor's office building. We met with her and a representative of the hospital office building board and we looked at the different possibilities including the question that she had about the hard right turn that was approved in the original plat, that was approved by this board and also by the parish council. We had offered to revisit that and we came up with a roundabout in place of a hard right turn, there's another drawing that shows the actual roadway, I don't know if yall can go to that on the screen, that I sent with my letter. In your book you may see in your compendium, we wrote a letter that we attached a drawing that shows the actual how the roundabout would actually look, I don't know if yall have that in your documents, it's in your book. We also showed the vegetation which would be a permanent vegetation easement that the homeowners would not be able to cut down or to otherwise get rid of and we're going to protect it 2 ways, we're going to put it in the plat itself but we're also going to restrict it by the restrictive covenants that they have to maintain this vegetation that is not going to be haphazard, we're actually going to design it and plant it during the construction of the subdivision itself.

Commissioner Frangella: The other thing I have is the issue that came up about the sampling, will that be resolved before you come back for the next phase?

Mr. Murray: We're coming back to you in December and we believe that issue has been resolved but you'll be shown that in December.

Commissioner Frangella: Ok. Thank you. Alright this is an open hearing for 2019-8-MAJ, anyone here to speak for or against? Please state your name and address for the record.

Milton Alleman, Hahnville. Before I get started I want to always thank these boards for giving us a time, a moment of silence, to whomever wants to honor their God, no matter what their God is, the only request I got is extend the time. It's hard for me to say my Lord's prayer in that short period, thank you.

Mr. Carmine you've asked one of the questions I had a concern about because there is no doubt that this area had concerns of contaminated soils. Mr. Murray is going to come up here and he's going to tell us he'll do a fine job and I'm sure he will but my second favorite president had a saying, "trust but verify", we need to verify and I'm thinking that this soil is not contaminated because a few years back when this parish accepted a

donation from BP I think it was for the site of the library, there was a lot of stipulations that went into that accepting of that property and a lot of the stipulations were based on contaminated soils and it even went on to say that environmental conditions include surface and subsurface soil contaminated in the presence of ground water contamination, has all of that been resolved? Hopefully so. The other thing I got and I guess I'm a little late to the party if you will, a traffic study was done, the street that these cars, potentially another 110 cars, coming on the River Road turning onto that street, that's a pretty hazardous condition as it is now. So I don't know what the future is for that, but something is going to have to be addressed, I don't know a light, something because it's going to be a real hazard at that point, if yall are familiar with the point that I'm talking about. The last thing I got and Mr. Murray addressed it, sort of. The green space easement. He said the homeowners for those 5 lots, I believe it was, will not be allowed to do away with that green space, but going forward who's going to be that ultimate person responsible for it? Is it going to fall back on the taxpayers, are the taxpayers going to have to maintain that? And if we are we need to have some input as to what type of shrubbery is put in because it has to be something that is reasonable that we can maintain. Often times all of this ends up falling back on the taxpayer's back. I think that covers all of my concerns. I'm pretty sure all of you have had these same questions asked to you before, I'll reiterate, I maybe a little late to the party and that's quite alright because I'm trying to get some information here. It's very important that this board, if they allow this to go forward, that the property is clean. I understand that there are some for the lack of a better word, we're going to call it hot spots, where there are contaminants in the soil, that's been recognized, that's been addressed but I guess my next question is are there any and maybe Mr. Albert can help us with that, do we have any restrictions in our parish telling us how far away from a hot spot contaminated soil can a resident have a home constructed? Because part of the condition of the library and I got the papers here if yall want to read them, part of the condition of them accepting the spot for the library was that there could not be someone in that building 24 hours a day, 7 days a week, that was a very important issue. If someone could elaborate on that I would appreciate it, do we have anything in place at the government level that would restrict how close to a contaminated spot can a residence be built and I'm not going to sit up here and tell you that I got any information on how contaminated the soil is, I don't. I just got a document saying the surrounding area is.

Commissioner Frangella: Mr. Alleman your time is up and we'll ask those questions before the construction phase. Thank you very much. Anyone else here to speak for or against? Just to make it clear, it's already been approved we're talking about the roundabout and the vegetation area.

Julian Madere, St. Charles Parish. I'm concerned about this piece of property being contaminated because that was probably in the '40's or the '50's and the EPA wasn't too much back in those days and I know they got some bad stuff in that ground over there, I was told by many people that was older than me and also that's kind of close to a switch yard huh? They got about 100-150 train cars back there parked on those tracks right there, ain't that kind of close to have a subdivision? Don't look at me like that, give me an answer.

Commissioner Frangella: I don't know exactly how far it is.

Mr. Madere: Well I think it's very close and I think you wouldn't want people living in a subdivision right there with that many cars on a railroad track full of chemicals. Also, I worked at a plant, they polluted the ground, they got ground wells over there sucking it out the ground, ok, how about this over there? Yall better open yall eyes because somebody is going to get blamed for something that's going to happen. Thank you.

Commissioner Frangella: Alright anyone else to speak for or against? The public hearing is closed. Mr. Murray do you have anything to recount?

Mr. Murray: No, I do want to let you know there was a restriction that was on the library property when it was dedicated, donated to St. Charles Parish. It was in an area called an area of interest #5 and it did have some contaminants that was remaining in that area which made it unsuitable for unrestricted use, it made it unsuitable for housing,

residential uses and when they made that transfer to St. Charles Parish they made it very clear that it was not to be used for overnight adventures, Boy Scout's are not coming there to spend the night and things like that because it was a restricted area. This subdivision that we're talking about is an AOI-2 which is a cleared unrestricted area of interest that has already met all of the test of DEQ and has been released and is also stated in the courthouse records that it's passed. I just wanted to let y'all know that there is a difference. Further the houses that are being built there is ½ the distance to the railroad track from the River Road is how far back those houses go, there are a lot of other houses that are a lot closer to that railroad area, both in the Red Church area and the South Destrehan area that is closer to that railyard, but of course the railyard is there first and we've told people that bought lots in other areas that there is the Mississippi River with red flag vessels that go up and down, you have the Interstate 310 that has traffic going by, you have the pipelines to the north that are underground and we live in an industrial area and those are things that we live with every day. The good news is that the state has laws in places that keep us safe and design standards are such that those things that traverse our parish is in a safe way that keeps everybody from harm. So any other questions?

Commissioner Frangella: Anyone else have any questions?

Commissioner Richard: Mr. Murray, when I call DEQ they tell me they don't recommend residential, they can't stop it but they don't recommend it. They recommend it commercial only, when I talk to DEQ. And another scenario I was hired by British Petroleum after Katrina to transport the hazardous material to the dump at River Birch, I had 100 dump trucks working for me, I know what's out there, you didn't get it all. Second of all a contractor in Audubon asked me to investigate a mysterious pipe that he didn't know where it went, I dug 4 ft. down with my dozer, his eyes were burning due to the hazardous carcinogenic coming out the ground and I had cleaned DEQ sites already before with DEQ, I had did one in Gulfport, what I smelled in Audubon was worse than what I smelled in Gulfport.

Mr. Murray: If there was something there that had been found.

Commissioner Richard: they don't recommend residential, they said they want more testing by the owner before they give their recommendation for residential. That's what was told to me by DEQ. So when it comes to the construction phase you're going to have all this paperwork saying that everything is good, up and up with DEQ?

Mr. Murray: I'll be happy to bring that, yes.

Commissioner Richard: Thank you.

Mr. Murray: Ok. Anything else?

Commissioner Richard: No.

Commissioner Frangella: Anything else? Ok. Alright since there are no more questions, call for a vote.

YEAS: Petit, Granier, Richard, Dunn, Frangella, Galliano
NAYS: None
ABSENT: Gordon

Commissioner Frangella: That passes unanimously.