

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. BUSINESS MEETING

III-A. PUBLIC COMMUNICATIONS

III-B. OLD BUSINESS

1. PERMIT-APPLICATION #16-12 HAWK'S RIDGE OF SHELTON LLC, RESUBDIVISION LOT 54 – BEARD SAW MILL ROAD. Proposal to create a 160-unit assisted living facility with associated parking and driveway involving regulated area fill and upland review area activity and discharge of storm water to a regulated area.

2. Violations.

A. IW Violation: 68 Birchbank Road. Unauthorized construction of a descending concrete walkway: 40+ feet of cinder block; poured concrete dock projecting into the Housatonic River without a permit. (Status Report)

III-C. NEW BUSINESS

III-D. MISCELLANOUES

A. Agent Reviewed Applications

1. Permit-Application #16-11, Countryside Veterinary Hospital – 374 Leavenworth Road. Proposal to expand parking within upland review area.

B. Investigations

1. 3 Steep Brook Lane Revisit on previously issued shed/aptio construction permit.

IV. MINUTES

1. October 13, 2016 Regular
2. November 10, 2016 Regular

V. ADJOURNMENT



CITY OF SHELTON
INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
Thursday, December 8, 2016
7:00 P.M., Room 302

Chairman Zahornasky called the Regular Meeting of the Inland Wetlands Commission to order at 7:05 P.M.

I. PLEDGE OF ALLEGIANCE

All in attendance recited the Pledge of Allegiance.

II. ROLL CALL: Michele Kawalautzki, Commissioner
Ken Nappi, Commissioner
Joseph Reilly, Commissioner
Charlie Wilson, Vice-Chairman
Gary Zahornasky, Chairman

Absent: Robert Dunford, Commissioner
Jack Goncalves, Commissioner

Also Present: John Cook, Staff

III-A. PUBLIC COMMUNICATIONS

III-B. OLD BUSINESS

1. PERMIT-APPLICATION #16-12 HAWK'S' RIDGE OF SHELTON LLC, RESUBDIVISION LOT 54 – BEARD SAW MILL ROAD. Proposal to create a 160-unit assisted living facility with associated parking and driveway involving regulated area fill and upland review area activity and discharge of storm water to a regulated area.

Al Shephard, Professional Engineer
N.O.K.
415 Howe Avenue
Shelton, CT 06484

I'm here tonight with Jim McManus our wetland guy and Andrew Teeters, they're going to be buying the property and also AJ Grasso. Andrew would like to be put on as a co-applicant on this for his business, because he will be buying it. This is the group and they do fine work and it's been a pleasure working with them. We had a meeting today and we had 8 people in the room going over stuff and every little detail. They're a good group to work with.

So we have the site plan and we talked last month about our detention area that will be mitigation and Jim gave the report on that, you said you would take a look at it.

John Cook stated that the report was mailed to the Commission over the weekend so they will have a chance to go over it at their convenience.

Mr. Shephard continued, so we talked about our storm water management, some of the recharge galleys that we're putting in for the water quality. We talked

about this little wetland here where the well was. So we have a storm water management plan of the 100 year storm plus then water quality, putting traps on the catch basins. We're doing the recharge galleries. This is pretty much the stuff we talked about last time. I would open it up to the Board if you have questions and I have Jim here if you have questions for him.

John Cook stated the key thing was the planting plan for the detention basin. I did comprise an email to the Commissioners, the City Engineer, my apologies I believe he had received a copy of the report and in preparation for this evening, it's still in the office. I have that but I did review and the City Engineer did a comprehensive report back in October 2014 on the overall, so I had indicated that as long as the details from that were incorporated into Commission's actions that might be something that they might want to consider, the other items that I have identified. Commissioner Nappi interjected, what do you mean by that that was 2014. John Cook continued, he was in favor of it, and he had no big concerns or comments and he only noted that when the detailed development plans were generated, and at this point they are, that his recommendations and endorsed it with the stipulation that additional details dated that were listed above submitted as part of the detailed development package. Commissioner Nappi stated so what you're saying is that he approved it based on that plan. He said he approves it? John Cook replied correct. Commissioner Nappi continued, so he said he approved it, we can go on record stating that the City Engineer approved it. John Cook replied yes. He continued, and the other items that I had identified with Al Shephard and AJ Grasso have been incorporated into the plan the Board sees this evening. Commissioner Nappi asked if staff would get correspondence for the record from the City Engineer. John Cook responded yes.

James McManus
JMM Wetland Consulting Services LLC
Newtown, CT

I'll just jump into the plantings. What we're planning to do is we're going to have some shrubs. We're not proposing any trees, we actually don't want any trees because I want to keep it as a wet meadow. I want a wet meadow period but I have to throw some shrubs in there. This way there's nothing that the deer will eat, it grows and it functions, it keeps the evasive out. We're going to scrape down the 4' of fill that and we're going to bring it down to the wetlands. It's not only a detention there but also a sort of mitigation as well. We're bringing back the wetland so that's why I really wanted the wet meadow.

So we're going to have planting of wetter shrubs down at the bottom and drier shrubs as we come up and a mix of taller and smaller shrubs. Some examples are the grey dogwood higher on the slope and steeple bush. Winterberry which is good for wildlife as well as elderberry. Then we're going to have some wetland emergent plants such as sedges, ironweed and so on.

And then we have the seed mix which is at the bottom of the basin, this is from Massachusetts; they call it New England wet mix. We're going to have some monitoring at the basin so it will function as designed. I like to inspect the basin after 1" rain following the first growing season and see how it's doing. I'll just write a small little letter that says I went to the basin and it survived the rainstorm. If there are evasive I'll make a more formalized letter and plan to rectify that and submit it. But mostly it'll probably be a letter to John saying I was here and everything looks great. If something doesn't seem right I'll identify it and state what caused it and rectify it and that will come back in front of you folks. During our visits for about 2 growing seasons we'll be pulling evasive and making sure everything is growing right.

Commissioner Wilson motioned to approve PERMIT-APPLICATION #16-12 HAWK'S' RIDGE OF SHELTON LLC, RESUBDIVISION LOT 54 – BEARD SAW MILL ROAD. Proposal to create a 160-unit assisted living facility with associated parking and driveway involving regulated area fill and upland

review area activity and discharge of storm water to a regulated area, subject based on the submittal of the City Engineer’s formal letter regarding details. Commissioner Kawalautzki second the motion.

A voice vote was taken; motion passed unanimously.

2. Violations.

A. IW Violation: 68 Birchbank Road. Unauthorized construction of a descending concrete walkway: 40+ feet of cinder block; poured concrete dock projecting into the Housatonic River without a permit. (Status Report)

Status: Still ongoing. The applicant continues having a difficult time trying to find an Engineer willing to sign off on work done.

Commissioner Nappi motioned for a formal letter to be sent to the home owner inquiring status of Engineer and/or information on repair or reconstruction. Commissioner Riley second the motion.

A voice vote was taken; motion passed unanimously.

III-C. NEW BUSINESS

III-D. MISCELLANOUES

A. Agent Reviewed Applications

- 1. Permit-Application #16-11, Countryside Veterinary Hospital – 374 Leavenworth Road. Proposal to expand parking within upland review area.

Status: Staff acted on.

B. Investigations

- 1. 3 Steep Brook Lane Revisit on previously issued shed/patio construction permit.

Status: There are no violations.

Commissioner Nappi suggested that Staff keep a running status report from all approvals or inspections done during his absence so that the Commission can be apprised of them.

IV. MINUTES

- 1. October 13, 2016 Regular
- 2. November 10, 2016 Regular

Commissioner Wilson motioned to approve both minutes of October 13, 2016 and November 10, 2016. Commissioner Kawalautzki second the motion.

A voice vote was taken; motion passed unanimously.

V. ADJOURNMENT

Commissioner Riley motioned to adjourn. Commissioner Kawalautzki second the motion.

A voice vote was taken; motion passed unanimously.

Chairman Zahornasky adjourned the Regular Meeting of the Inland Wetlands Commission at 7:46 P.M.

Respectfully submitted,

Sophia V. Belade

Sophia V. Belade

Clerk – Inland Wetlands

1 Tape on file in the City/Town Clerk's Office