I. PLEDGE OF ALLEGIANCE

I. ROLL CALL

III. BUSINESS MEETING

III-A. PUBLIC COMMUNICATIONS

III-B. OLD BUSINESS
None

III-C. NEW BUSINESS
1. Permit-Application #17-14, SHELTER RIDGE – BRIDGEPORT AVENUE/MILL STREET/BUDDINGTON ROAD. Proposal TO create a mixed use commercial and apartment development involving a commercial subdivision with roadway construction, building construction and grading within regulated area, upland review area and discharge of stormwater to regulated area.

2. Permit-Application #17-15, LOT 75-79, WEYBOSSETT STREET. Proposal to extend Weybossett Street to access parcels involving fill and grading within regulated area, upland review area and stormwater discharge.

III-D. MISCELLANEOUS
A. Agent Reviewed Applications:
   1. Permit-Application #17-11, 899+905 Bridgeport Avenue Retail Center – 899+905 Bridgeport Avenue. Proposal to construct new driveway within upland review area for new retail plaza.
   2. Permit-Application #17-12, Lots 59+60 Coram Avenue Gardens – 29 Weybossett Street. Proposal to construct single family dwelling and driveway and discharge of roof and footing drains. Resubmittal of prior plan for which permit expired.

B. Violations:
   1. MATURO PROPERTY-58 KINGS HIGHWAY (Status Report)
   2. IWV #16-03: 68 BIRCHBANK ROAD-DEROSA PROPERTY. 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)

IV. MINUTES
1. September 14, 2017 Regular

V. ADJOURNMENT
Chairman Zahornasky called the Regular Meeting of the Inland Wetlands Commission to order at 7:02 P.M.

I. PLEDGE OF ALLEGIANCE

All in attendance recited the Pledge of Allegiance.

II. ROLL CALL: Robert Dunford, Commissioner
Michele Kawalautzki, Commissioner
Joseph Reilly, Commissioner
Gary Zahornasky, Chairman

Absent: Jack Goncalves, Commissioner
Ken Nappi, Commissioner
Charlie Wilson, Vice-Chairman

Also Present: John Cook, Staff

III. BUSINESS MEETING

III-A. PUBLIC COMMUNICATIONS

III-B. OLD BUSINESS
None

III-C. NEW BUSINESS

1. Permit-Application #17-14, SHELTER RIDGE – BRIDGEPORT AVENUE/MILL STREET/BUDDINGTON ROAD. Proposal TO create a mixed use commercial and apartment development involving a commercial subdivision with roadway construction, building construction and grading within regulated area, upland review area and discharge of stormwater to regulated area.

There was no presentation this evening. A public hearing needs to be scheduled.

Commissioner Joe Reilly motioned to schedule a Public Hearing for Permit-Application #17-14, SHELTER RIDGE – BRIDGEPORT AVENUE/MILL STREET/BUDDINGTON ROAD. Proposal TO create a mixed use commercial and apartment development involving a commercial subdivision with roadway construction, building construction and grading within regulated area, upland review area and discharge of stormwater to regulated area. Staff to contact Town Clerk’s office to establish dates available for use of the Auditorium for Public Hearing. Commissioner Dunford seconded the motion.

A voice vote was taken; motion passed unanimously.
WCEO REPORT
January 11, 2018

PERMIT-APPLICATION #17-14. SHELTER RIDGE – BRIDGEPORT AVENUE/MILL STREET AND BUDDINGTON ROAD. Proposal to create a mixed-use commercial and apartment development involving a commercial subdivision with roadway construction, building construction, and grading within regulated area, upland review area, and discharge of stormwater to regulated area.

STATUS: 1. NEW application clock starts January 11, 2018
2. 90-day clock to decide action or schedule public hearing expires March 17, 2018

PLANS: TOWN CENTER AT SHELTER RIDGE
A-2 Property Survey Sheets 1-4 March 6, 2016
Existing Condition Plan December 22, 2017
Site Plan
Grading Orientation Plan Sheets
Grading & Utility Plan Sheets 4-10 of 18
Soil Erosion Control Plan Parcel A
Soil Erosion Control Plan Parcel B
Soil Erosion Control Plan Parcel C
Soil Erosion Control Plan Parcel D
Soil Erosion Control Plan Parcel E
Soil Erosion Control Notes & Details
Site Sections
Storm Drainage Details

COMMENTS: The application is submitted as a multi-faceted mixed-use development with apartments, retail, restaurants, professional and medical with associated road constructions, parking and drainage. The stormwater management plan and drainage analysis has been forwarded to the City Engineer. The applicant’s engineer can forward enlarged prints and/or stormwater details as needed to any Commissioner as requested.

At this time the application is lacking the environmental reports noted during the filing meeting with the applicant. The application may be considered incomplete without those reports and should be submitted post haste.

At the outset, given the historical public interest in this development, recent press, and coupled with discussion by a local property owner regarding an outside engineer being retained, the Commission may find there is sufficient public interest in the matter and rule for a public hearing to be scheduled at a later date. If so determined, the applicant’s engineer intends to present a very brief overview and there should be no formal discussion of the matter.
Shelter Ridge Seeks Wetlands Commission OK
by Ethan Fry | Jan 8, 2018 7:07 am

A Google Earth overview of the property where the development is proposed.
Shelton’s Inland Wetland Commission will discuss the controversial “Shelter Ridge” development at a meeting this week.
An application seeking the commission’s approval for the development was filed Dec. 21.
The application will be on the agenda for the commission’s regular meeting Jan. 11, 2018 at 7 p.m. in City Hall.
The application says the development would disturb 0.06 of the 121-acre property’s 3.56 acres of wetland.
A map of the Shelter Ridge development proposal with the property's wetlands marked in dark green.

A lawyer representing the developer said a public hearing on the project would likely be scheduled for a later date.

The proposal to develop the Bridgeport Avenue property — with up to 2.6 million square feet of apartments, retail, and offices — attracted widespread public opposition during public hearings in 2016 before the city’s Planning & Zoning Commission.

Neighbors said that with Bridgeport Avenue already heavily developed — with its tax revenue the envy of Shelton’s Valley neighbors — Shelter Ridge would destroy one of the last undeveloped properties in the area.

They pointed out the area behind the proposed development is anything but strip malls and corporate towers, and that development would eliminate a buffer between Shelton’s busy commercial sector and a quieter residential area.

Despite the outcry, last March the Planning & Zoning Commission voted to pave the way for the development by changing the zoning on the property from “light industrial” to a “planned development district.”

Those opposed to the project coalesced into an organization called Save Our Shelton, and vowed to take their displeasure to the polls.

In November’s election, longtime P&Z Chair Ruth Parkins, who voted to approve the project, lost her seat on the board, and three candidates endorsed by SOS won.

Lawsuit
2. Permit-Application #17-15, LOT 75-79, WEYBOSSETT STREET. Proposal to extend Weybossett Street to access parcels involving fill and grading within regulated area, upland review area and stormwater discharge.

There are numerous issues with the road construction. Commission accepted application.

Email from Shelton Land Trust follows:
WCEO REPORT
February 11, 2016

PERMIT-APPLICATION #17-15, LOT 75-79, WEYBOSSET STREET.
Weybosset Street to access parcels involving fill and grading within regulated area, upland
review area and stormwater discharge.

STATUS: 1. NEW application clock starts January 11, 2016
2. 60-day clock to decide action or schedule public hearing expires
   March 17, 2018

PLANS: PLAN & PROFILE PREPARED FOR ALPHONSE CAMMAROTTA
December 26, 2017

COMMENTS: There is no detail for the proposed home because it is not expected in
that if there is no consideration to extend the road then the manner in which the
parcels may be developed will change considerably.

The applicant will not be present this evening as he is in Florida. Nor is any team member of
his expected this evening. A copy of the plan has been forwarded to the City Engineer and
his assistant. Their initial review is seeming to reveal numerous issues with the road
extension.

Also, to note is the applicant by this plan shows grading in the regulated area for the road on
property owned by the Shelton Land Trust. While not a large area, a review of the application
indicates no consent on the part of the Land Trust nor City of Shelton for that manner in that
the right of way is City owned.

The owner of the parcels anticipated for development has not signed the application but
conversation with the applicant expects the owner to provide a consent via email or fax from
his residence in Italy.
Dear Mr. Cook,

Please note for your files that the Shelton Land Conservation Trust Inc. does not consent to any filling of wetlands upon, or adjacent to, its property in the headwaters of the Ivy Brook. No one has sought or obtained permission from the Land Trust to touch its property and it does not grant such consent. The Shelton Land Trust has been working diligently over the years to assist the City in preserving those headwaters and undertook a massive trash and litter clean up in that area only a few years ago with the assistance of the neighbors who also want those wetlands preserved. Allowing the extension of paper roads laid out on a 1930’s map which have no official approvals, and which do not take into account today’s land use requirements to minimize – if not eliminate – destruction of key wetlands, would make no sense. The Land Trust has consistently taken the position that the City should do everything in its power to prevent encroachment upon those critical remaining wetlands and the City itself has expended taxpayer resources to preserve the land around Ivy Brook.

As always, the Land Trust appreciates all the work your Commission has to do in preserving Shelton’s wetlands.

Thank you,
Ed McCreery
Vern Krill  
29 Weybossett Street  
Shelton, CT  06484

He wished to reserve his time to speak until next meeting.

III-D. MISCELLANEOUS

A. Agent Reviewed Applications:

1. Permit-Application #17-11, 899+905 Bridgeport Avenue Retail Center – 899+905 Bridgeport Avenue. Proposal to construct new driveway within upland review area for new retail plaza. – AGENT ISSUED APPROVAL

2. Permit-Application #17-12, Lots 59+60 Coram Avenue Gardens – 29 Weybossett Street. Proposal to construct single family dwelling and driveway and discharge of roof and footing drains. Resubmittal of prior plan for which permit expired. - AGENT ISSUED PERMIT

3. Permit-Application #17-13, Roben property – 3 Horsestable Circle. Proposal for inground swimming pool within upland review area to wetland/watercourse.- AGENT WORKING WITH HOMEOWNER

B. Violations:

1. MATURO PROPERTY-58 KINGS HIGHWAY (Status Report) - UNCHANGED
2. IWV #16-03: 68 BIRCHBANK ROAD-DEROSA PROPERTY. 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) – RECEIVED APPLICATION FROM HOMEOWNER TO SEEK APPROVAL FOR WORK ALREADY DONE.

IV. MINUTES
1. September 14, 2017 Regular

Commissioner Reilly motioned to accept the minutes of the Regular meeting of September 14, 2017. Commissioner Dunford seconded the motion.

Kawalutzki

V. ADJOURNMENT

Commissioner Reilly motioned to adjourn. Commissioner Kawalutzki seconded the motion.

A voice vote was taken; motioned passed unanimously.

Chairman Zahornasky adjourned the Regular Meeting of the Inland Wetlands Commission at 7:43 P.M.

Respectfully submitted,

Sophia V. Belade
Clerk – Inland Wetlands
1 Tape on file in the City/Town Clerk’s Office