I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. BUSINESS MEETING

III-A. PUBLIC COMMUNICATIONS

III-B. OLD BUSINESS
1. PERMIT-APPLICATION #18-1, DEROSA PROPERTY – 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. Application submitted to sustain and receive permit after-the-fact. (See below)

2. Permit-Application #18-2, BOOTH HILL ESTATES – Booth Hill Road/Waverly Road. Proposal to create a 23-lot DRD development in a R-1 zone within up0land review area, road construction and culverting intermittent watercourse for access.

III-C. NEW BUSINESS
1. PERMIT-APPLICATION #18-04, SHELTON SQUARE LIMITED PARTNERSHIP – 858 Bridgeport Avenue. Proposal to conduct emergency repairs pf 60" culvert.

2. PERMIT-APPLICATION #18-05, 6 TODD ROAD RETAIL PLAZA – 6 Todd Road. Proposal to construct a 10,170 SF retail building involving stormwater discharge to an existing system than has a nearby discharge to a regulated area.


4. PERMIT-APPLICATION #18-08, PROPOSED APARTMENT COMPLEX – 301 Bridgeport Avenue/Sunwood Drive. Proposal to construct a 30-unit 3 story apartment building involving wetlands fill, upland review disturbances and discharge of stormwater to a regulated area. (Note only 20’ frontage on Bridgeport Avenue while 517 frontage on Sunwood Drive).
III-D. MISCELLANEOUS
A. Agent Reviewed Applications:

1. Permit-Application #18-3, Anthony Property – 3 Birchbank Road. Proposal to construct detached garage within upland review area of Housatonic area.

2. Permit-Application #18-06, Augusta Property – 91 Mill Street. Proposal to install replacement septic tank and leach fields within upland review area.

IV. MINUTES
1. February 8, 2018 Regular Meeting
2. February 22, 2018 Special Meeting
3. March 15, 2018 Special Meeting
4. March 29, 2018 Special Meeting

V. ADJOURNMENT
CITY OF SHELTON
INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
Thursday, April 12, 2018
7:00 P.M., Room 302

****TAPE PLAYER FAILED****

Acting Chairman Nappi 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:

Jack Goncalves, Commissioner
Michele Kawalutzki, Commissioner
Ken Nappi, Acting Chairman
Joseph Reilly, Commissioner

Excused:
Robert Dunford, Commissioner
Charlie Wilson, Vice-Chairman
Gary Zahornasky, Chairman

Also Present:
John Cook, Staff

III. BUSINESS MEETING

III-A. PUBLIC COMMUNICATIONS

There was no one from the public.

III-B. OLD BUSINESS

1. PERMIT-APPLICATION #18-1, DEROZA PROPERTY – 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. Application submitted to sustain and receive permit after-the-fact. (See below)

Counsel for applicant is away but the surcharges have been paid. Final comments:
WCEO REPORT
April 12, 2018

PERMIT-APPLICATION #18-1, DEROSA PROPERTY – 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. Application submitted to sustain and receive permit after-the-fact.

STATUS: 1. Application clock starts February 8, 2018
2. 65-day clock to decide action or schedule public hearing expires April 14, 2018

PLANS: IMPROVEMENT LOCATION SURVEY 68 BIRCHBANK ROAD

COMMENTS: As the board recalls this application was submitted as an after the fact application to sustain work that was done in and adjacent to the Housatonic River for retaining wall and concrete pier repair. The work was identified by associated staff members and complaints in the summer and fall of 2016.

Relative to the work executed the photographic evidence indicates the existence of various constructions executed along the river, most likely over a period of decades. The recent work that triggered the complaints and violation citation was based on the argument of simple repair. It is obvious from the photographic evidence the work was more than simple repair or maintenance and rightly was within the purview of the Commission. A long period of time had lapsed in order for additional photos to be taken at “low water”. Of the seven photos submitted on February 7, 2018 photos #4,5,6 taken during “low water” best demonstrate the effect of the new work. These photos appear to show old stone and mortar and/dry laid stone with looking upstream. They also appear to show a new footing and the possible intrusion of one 8” block toward the river which may assumed to support the old works and new cap material.

Additionally, please note that grading work was executed within the upland review area and that the excavated material was then cast along the river embankment in an uncontrolled fashion. This earthwork documented by photographs from previous proceedings of the violation review. This work should be calculated and made part of their final tally of regulated activity.

Lastly, testimony from neighbors and residents in the area are concerned, and rightly so, of the number of dwelling units on this non-conforming parcel serviced by on-site septic with public water.Apparently, there are a minimum of 3-dwelling units occupied yearly as rentals. This activity is a zoning matter but because of the septic, concern is warranted for possible pollution to the Housatonic River. The health department was contacted and their inspection did not find any failure a sewage at this time. If and when there is a failure of sewage into the river then additional jurisdiction would be enabled for the Commission.

The clock is expiring before the next meeting without any extension thereby by action is in order and staff would recommend if the Commission finds the apparent 8” block acceptable they do require the fill material cast along the river embankment be stabilized if not already with ground cover and the application reflect that additional work area in the tally.
COMMENTS FROM FEBRUARY: This application is in response to the multiple meetings the Commission held the past 18 months regarding the conducting of a regulated activity along the Housatonic River. Application Fee and surcharge has been paid.

The investigation was initiated as a result of complaints to the Planning & Zoning office regarding those works and multiple dwelling units on the non-conforming parcel. While the issue of sewage may be a long-term concern with the multiple units on the parcel, the Valley Health Department has investigated and there is no current failure septic discharging leachate into the river.

Counsel for the applicant is expected to submit photographs of the exposed river works during a draw down period of the river. The lack of draw down hindered the establishment of their photo evidence. Their plan is to use this evidence to substantiate the level of work.

Recommend receipt for review. This is still a new application in response to the violation and must follow the proper procedural clock. It is unknown whether adjacent or nearby parties wish to review and comment on the record of this application.

Commissioner Goncalves motioned to approve with contingency of staff meeting with applicant attorney if additional surcharges are needed for PERMIT-APPLICATION #18-1, DEROSA PROPERTY – 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. Application submitted to sustain and receive permit after-the-fact. Commissioner Reilly seconded the motion.

A voice vote was taken; motion passed unanimously.

2. Permit-Application #18-2, BOOTH HILL ESTATES – Booth Hill Road/Waverly Road. Proposal to create a 23-lot DRD development in a R-1 zone within upland review area, road construction and culverting intermittent watercourse for access.

Engineer for applicant was away. Engineer asked for a 65 day extension.

WCEO REPORT
April 12, 2018

PERMIT-APPLICATION #18-2, BOOTH HILL ESTATES – Booth Hill Road/Waverly Road
Proposal to create a 23-lot DRD development in a R-1 zone within upland review area, road construction and culverting intermittent watercourse for access.

STATUS: 1. Application clock starts February 8, 2018
2. 65-day clock to decide action or schedule public hearing expires April 14, 2018
PLANS: BOOTH HILL ESTATES
Topographic Survey and Existing Conditions January 30, 2018
- Subdivision Plan
- Existing Conditions
- Orientation Plan
- Grading & Utility
- Septic Testing and Design
- Soil Erosion Control
- Plan & Profile
- Storm Drainage
- Construction Details

COMMENTS: Comments are received from Aquarion, Conservation Commission, and are expected this evening from the City Engineer. The comments from both the Conservation Commission and Aquarion are detailed and significant establishing negative concerns and reservations. Staff met with the design engineer and he made a number of changes to Lot 19 to attempt to make it more palatable. Staff believes a good effort was made in this regard.

The layout from a vintage preliminary subdivision of “several” decades ago exhibited complete disregard for any open space, wetlands, grades or soil conditions to sustain bonified lots and should not be considered as a reasonable contemporary preliminary as it would unlikely pass muster with Conservation or the Wetlands Commission, Aquarion or Engineering. That said there is at least one alternative layout avoiding nearly all or all regulated crossing by accessing from Waverly Road. Reference paragraph two and three from February comments. Further, the degree of refinement before approaching the Commission would have set design parameters much earlier before this application.

If an access from Booth Hill Road is considered, a number of possible techniques could be implemented to minimize disturbance or enhance viability. Though staff has not the opportunity to discuss these with the design engineer.

1. Eliminate Lots 17&18 from the equation as elaborated in paragraph #4 from February. The maximization of lots is irrelevant to the evaluation of the regulated activities.
2. If accepting of Lots 17 &18, then relocate the watercourse parallel to Booth Hill Road or between lots 16 & 17 and expand the conservation easement as envisioned to expand the conservation easement on lot 19.
3. Shift and redesign homes for lots 16 & 17.
4. Discharge to the upper end of the basin and provide for a low flow channel to augment the crushed stone berm.
5. Lot 18 may attempt to acquire a variance to be closer to Booth Hill Road (10’). This shifts the home away from being built on top of a series of intermittent watercourses.
6. The roadway itself should cross with an open bottom type technique. The photographs even dating back to 1934 show this corridor and small amphibians and other terrestrial wildlife will utilize it as they pass back and forth to large wetland systems on the water company property and watershed lands.
7. Eliminate the extensive piping of stormwater through the open space. All told nearly 840’ of piping should be able to be eliminated with a better concerted effort in this regard. A possible solution offered by the design engineer is the use of multiple perforated pipes from the detention basin. The practical implementation of these are questioned.
Regardless of the pending the report from the City Engineer the applicant does consent to an extension of time on this matter, copy attached. However, the Commission may also consider the existing comments from the Aquarion Company, the Conservation Commission and Staff’s comments of this evening and of February, and if it concludes the impacts are unacceptable and unreasonable in the present form it may deny the application without prejudice. This application allows the applicant to take all the recommendations of all the agencies and attempt reworking the application to a form that may be acceptable.

COMMENTS FROM FEBRUARY: Recommend receipt for review and referral to City Engineer. This new development technique approved by the Planning and Zoning Commission provides for a combination of proposed lots that meet the existing zoning and others with an approximately ½ size for this zone. It also provides for the creation of a private road.

Historically, residential zone changes were required to demonstrate a conventional subdivision supposedly to pass muster with all boards and commissions. This facet is not part of this new design technique. A preliminary layout was based on an assumed approval of some 23-26 lots. Irrespective of the Planning & Zoning assurances at least one of these alternate layouts avoids nearly all or all regulated activity.

With the present layout, Lots 17&18 represent a poor approach to respecting the goals of the Commission. To propose dwellings directly over or directly adjacent to intermittent watercourses just to create a lot slaps in the face of the Commission effort to find proper balance of protection versus use. These two lots should be pulled from the equation. Time and again over the years the owners of lots in Shelton built like this pay the price years later with saturated lawns, wet basements etc. The goal of preventing impacts to these areas not only protects the resource for its intrinsic value but protects the interests of future owners. Clear photographic evidence dating back as far as 1934 show this wetland/watercourse condition and the farm at the time avoided substantially.

The piping of the intermittent watercourse to improve lot 19 is overly aggressive and should be eliminated. There is a cross road culvert and that should be maintained. An alternate would be to restrict the size of the house move the septic system or eliminate the lot 19. Much of the piping is to provide separation for the septic system.

The 26-lot plan entering from Waverly Road avoided crossing and filling the regulated areas.

This entire site is not only within public water supply watershed (the Means Brook Reservoir drinking water supply) but is adjacent to Connecticut Class II fee parcel.
March 21, 2018

Gary Zahornasky, Chairman, Inland Wetlands Commission
Virginia Harger, Chairman, Planning and Zoning Commission
City of Shelton
54 Hill Street
Shelton, CT 06484

RE: Booth Hill Estates Application IWC #18-2 and P2C #18-05
    Waverly & Booth Hill Roads

Dear Ms. Harger and Mr. Zahornasky:

The Conservation Commission reviewed the Booth Hill Estates site plan packet dated January 20, 2018 and notes that the Commission previously recommended acquisition of the entire property for open space due to its proximity to the public drinking water reservoir and location within the Far Mill River Greenway. The City has an obligation to protect the public drinking water supply and septic systems are a serious concern.

The Commission does not understand why it was not consulted for the proposed open space configuration because it does not work. The following actions are recommended:

1. Eliminate the impractical, narrow open space access off of Waverly Drive.
2. Remove Lots #17 and #18 in order to allow for meaningful open space access from Booth Hill Road and to reduce impacts to the intermittent watercourse that flows through those lots.
3. Eliminate Lots #13 and #15 because rear lots do not work with undersized lots and shared driveways, and also because this would provide better access to the open space.
4. Require a hard boundary, such as a stone wall, between the open space and residential properties. In our experience, the small lot sizes can lead to future encroachment problems as homeowners are tempted to expand their yards into the open space area.

Sincerely,

Thomas Harbinson
Chairman
Gary Zahornasky, Chairman  
Shelton Inland Wetlands Commission  
City of Shelton  
City Hall  
54 Hill Street – Third Floor  
Shelton, CT 06484  
March 6, 2018

Re: Booth Hill Estates – Application – Proposed Development – Booth Hill Road & Waverly Road, Shelton, CT

In compliance with Public Act Number 06-53 of the Connecticut General Statutes, the Aquarion Water Company received plans of the above referenced proposal on February 2, 2018. The site for the proposed development is hydraulically upgradient and within the watershed of Aquarion's Far Mill Reservoir. The nearest lot (Lot No. 13) is approximately 612 feet from the Far Mill Reservoir. The plans show an existing intermittent water course that leads directly to a wetlands area that is adjacent to the Far Mill Reservoir. The proposed site drainage leads to a detention basin and the outflow drains to the wetlands area. Aquarion is concerned the proposed development as designed will have a negative impact to the water quality of the Far Mill Reservoir.

The Aquarion source protection staff has completed a plan review and site inspection to determine the extent of potential impact on water quality that might be associated with the proposed activities at this site. The following comments are provided for your consideration.

1. With its 23 new homes, subsurface stormwater infiltration systems, septic systems, and 700 feet of roadway construction, this subdivision will most likely meet the requirements of the Connecticut Department of Energy and Environmental Protection (CT DEEP) for registration for a “General Permit for Discharge of Stormwater and Dewatering Wastewaters from Construction Activities”. Aquarion believes that careful adherence to the requirements of the “Stormwater General Permit”, as it is known, will greatly reduce the risk of sediment pollution to nearby watercourses and to the public drinking water supply. Aquarion urges the City of Shelton to require the applicant to register with the CT DEEP for a Stormwater General Permit as a condition of approval.

2. The “Erosion Control Narrative” included in the plans submitted for review by Aquarion, and the erosion controls as shown on the project’s plans fail to meet certain requirements of both the Stormwater General Permit and the CT DEEP “2002 Connecticut Guidelines for Soil Erosion and Sediment Control”. These include; an estimate of total disturbed area, limits of disturbed areas, temporary stormwater detention basins, site inspection requirements and schedules, roadway / driveway water diversion bars, dewatering or water diversion strategies for the proposed wetland crossings, and adequate anti-tracking apron lengths. Aquarion
AQUARIUM WATER COMPANY OF CONNECTICUT
Gary Zahornasky, Chairman, Shelton Inland Wetlands Commission
Page 2 of 2

requests that the Town require the applicant to provide an erosion control plan that demonstrates compliance with all of the pertinent requirements of the Stormwater General Permit and the CT DEEP “2002 Connecticut Guidelines for Soil Erosion and Sediment Control” as a condition of approval.

3. The heating oil storage tanks for the new residences, if proposed, should be installed indoors on impermeable floors without drains. If the tanks must be installed in-ground, tank design should meet State of Connecticut underground storage tank regulations design specifications, CGS Sec. 22a-449-(d)-1(e).

4. Aquarion requests notification by the commission of its decision regarding this application. If approved, Aquarion requests notification by the developer prior to the start of any soil disturbing activities at the site.

5. Aquarion requests that the name and telephone number of the person or agency responsible for implementing the erosion and sedimentation control plan be provided to our office prior to the start of construction.

6. All contractors and their employees should be informed that they are working in an important public water supply area. During construction, no equipment or machinery should be refueled, maintained or parked near wetlands or in areas where storm runoff can wash pollutants into a watercourse. Fuel or other hazardous material spills must be reported immediately to the CT DEEP Oil and Chemicals Spills Unit (860-424-3338) and to Aquarion (203-445-7339). The phone numbers of both agencies should be prominently posted at the project site.

Aquarion appreciates the opportunity to comment on this project, and we thank you for your help in protecting the public drinking water supply. If you have any questions, or if I may be of further assistance, please feel free to call me at (203) 445-7455.

Sincerely,

George S. Logan
Director, Environmental Management

c: Charles Wilson Jr., Vice-Chairman, Shelton Inland Wetlands Commission
John R. Cock, Wetland Administrator, Shelton Inland Wetlands Department
Raul Almoracéz, Environmental Analyst
April 11, 2018

John R. Cook
Wetlands Coordinator
City of Shelton
54 Hill Street
Shelton, CT 06484

Re: Booth Hill Estates, Booth Hill Road;
   1) Subdivision Map dated January 30, 2018
   2) Plan Sheets 1 through 8 all dated January 30, 2018
   3) Stormwater Management Calculations dated January 30, 2018

Dear Mr. Cook:

This office has reviewed the proposal to create a 23 lot subdivision on the 22.7 acre parcel located at the northeast corner of Booth Hill Road and Waverly Road. The property naturally drains to the north, then easterly to the Fer Mill Reservoir. Erosion and Sediment Control as well as Stormwater Quality are the two key concerns regarding this proposal.

The stormwater management plan is sound, providing both runoff detention and stormwater quality enhancement. The proposed storm system conveys the existing discharge from the small Waverly Road culvert pipe located between Lots 19 and 20 to Wetland Areas A and B. We endorse the design to pipe the intermittent watercourse between Waverly Road and Wetland Area A. In the event that the Commission does not permit the piping, a plunge pool and riprap will be required at the culvert discharge.

On the subject of Erosion and Sediment (E&S) Control, the individual lots all have the potential to degrade the runoff that will flow into the public water drinking supply. That’s why it’s critical that the design engineer certify that the subdivision E&S Control plan complies with all CT DEEP guidelines. The E&S Control plan for this application shall delineate all E&S measures on all 23 lots so that City staff can ensure that the specified measures are included on the individual site plans, which may be prepared by other design professionals and/or builders.
This office has no major reservations with the application and recommends that any approval by the Commission be subject to the following conditions:

1. The applicant shall obtain a General Permit for Discharge of Stormwater and Dewatering Wastewater Associated with Construction Activities (DEEP-WPED-GP015).
2. A copy of the applicant’s Stormwater Pollution Control Plan (SWPCP) Review Form to DEEP (DEEP-WPED-LIST-015) shall be submitted to the City (P&Z, Wetlands, Engineering).
3. The applicant’s engineer shall certify that the subdivision E&S Control Plan conforms to all CT DEEP guidelines.
4. The subdivision E&S Control Plan shall include the detailed control measures on all 23 lots.
5. The applicant shall address any concerns expressed by the Aquarion Water Company in regards to potential impacts to the public water supply system.

Very truly yours,

[Signature]

Robert F. Kulacz, P.E.
City Engineer

cc: Richard D. Schultz, Planning & Zoning Administrator

File: Booth Hill Estates

RFC:iv
Commissioner Kawalutzki motioned to grant the applicant a 65-day extension. Commissioner Goncalves seconded the motion.

A voice vote was taken; motion passed unanimously.
Commissioner Kawalautzki motioned to table Permit-Application #18-02 to next months’ meeting. Commissioner Goncalves seconded the motion.

A voice vote was taken; motion passed unanimously.

III-C. NEW BUSINESS
1. PERMIT-APPLICATION #18-04, SHELTON SQUARE LIMITED PARTNERSHIP – 858 Bridgeport Avenue. Proposal to conduct emergency repairs pf 60" culvert.

Dave Gagnon
LANGAN ENGINEERING

Permission to repair all necessary repairs at the same time. The Commission would like a revised plan stating this.

WCEO REPORT
April 12, 2018

PERMIT-APPLICATION #18-04, SHELTON SQUARE LIMITED PARTNERSHIP – 858 Bridgeport Avenue

STATUS: 1. New Application clock starts April 12, 2018
2. 65-day clock to decide action or schedule public hearing expires June 16, 2018

PLANS: SHELTON SQUARE SHOPPING CENTER
Title Sheet 2.27.18
Improvement Location Survey 2.1.12 rev. 2.6.12
Master Legend and Notes 2.27.18
Drainage Repair Plan 2.27.18
Soil Erosion & Sediment Control Plan 2.27.18
Soil Erosion & Sediment Control Details & Notes 2.27.18

COMMENTS: There are essentially two parts to the application. First, emergency repairs to deal with failing cross culvert of the watercourse to the detention basin. This is in active failure with access drive subsistence. The second is to repair via replacement and lining the interior of the cross culvert still intact.

In so much as a portion of the access from Armstrong Road was in failure staff contacted the Commission chairman to solicit authorization for the applicant to contact the first phase as an emergency repair to help preclude a potential mishap with customer or delivery vehicular interaction with the failure subject to including that work as part of an application process.

A brief summary is expected of the plan details this evening by the applicant agent and recommend receipt for review.
2. PERMIT-APPLICATION #18-05, 6 TODD ROAD RETAIL PLAZA – 6 Todd Road. Proposal to construct a 10,170 SF retail building involving stormwater discharge to an existing system than has a nearby discharge to a regulated area.

Kevin Buda
PEREIRA ENGINEERING

Commission accepted application for review.

WCEO REPORT
April 12, 2018

PERMIT-APPLICATION #18-05, 6 TODD ROAD RETAIL PLAZA – 6 Todd Road

STATUS: 1. New Application clock starts April 12, 2018
2. 65-day clock to decide action or schedule public hearing expires June 16, 2018

PLANS: 6 TODD ROAD
Title Sheet Title Sheet 3.2.2018
Improvement Location Survey 7.23.2008 rev. 3.2.2018
Site Plan 3.2.2018
Grading & Utilities Plan 3.2.2018
Soil Erosion & Sediment Control Plan 3.2.2018
Soil Erosion & Sediment Control Details 3.2.2018
Details 1 3.2.2018
Details 2 3.2.2018
Details 3 3.2.2018

COMMENTS: The regulated activities with this zone change proposal are very limited in scope. It is a reuse of a site that housed a former small industrial facility. The plan is proposing a new retail plaza involving discharge to an existing system. However, that system then discharges to a regulated area just across the street to a storage lot for a local car dealership and directly to a regulated area part of the Wells Hollow Brook watershed.

The new drainage facilities should incorporate all contemporary best management practices for this small facility as the quality of storm water discharge is the only consideration staff would see on this proposal.

A brief summary is expected of the plan details this evening by the applicant agent and recommend receipt for review.

Engineer was away, Commission received permit for review.

WCEO REPORT
April 12, 2018

PERMIT-APPLICATION #18-07, THE CROSSROADS – 96 Long Hill Cross Road

STATUS: 1. New Application clock starts April 12, 2018
2. 65-day clock to decide action or schedule public hearing expires June 16, 2018

PLANS: THE CROSSROADS
Cover Sheet 3.23.2018
Topographic Survey 8.5.2016
Site Plan 3.23.2018
Grading & Utility Plan 3.23.2018
Soil Erosion & Sediment Control Plan 3.23.2018
Landscape Plan 3.23.2018
Construction Details sheet 5/6 3.23.2018
Construction Details sheet 6/6 3.23.2018

COMMENTS: This proposal for a deeded age restricted 36 duplex unit zone change entails several regulated activities. The regulated activities involve fill, grading, discharge of stormwater, culverting, and enhancement with landscaping to offer offsetting tradeoffs. At the outset there is some concern that the plan design has evolved and been refined to such a degree before coming to the Inland Wetlands Agency to ascertain pertinent areas of concern. Some years ago, lower impact techniques were suggested to an entity investigating purchase of this piece to much more effectively reduce permanent impacts.

While much of the site has been historically altered with grading from via the adjacent parcel decades ago and the sewer line installed decades ago, the prime regulated area of the site is a narrow watercourse corridor that is part of two wetland systems. One system is associated with Wells Hollow Brook corridor along Bridgeport Avenue and the other a very large system or organic soil conditions associated with the Forest Parkway corporate center.

The grade changes through the site are significant with nearly a 100’ differential. More significant is the proposed fill section for the access drive. This section involves nearly 24’ of fill over the watercourse. The culvert section is shown as a 60”x51” CMP (corrugated metal pipe). As the board saw earlier this evening such material is truly not surprisingly long lived. A better approach would be an open span technique. This preserves the fundamental function of the watercourse regardless of the ability to grow vegetation under the span. However, the height of the span could allow some shrub or ground cover.

A cross section is provided but multiple profile views should be provided to help demonstrate the severity of the watercourse crossing and to show left and right of
centerline at shoulder showing guiderail height to toe of riprap and sewer line location. Units #13-18 create a series of concerns, not only for impact but clarity of the plans. It appears Units 17 & 18 exhibit a 29’ differential to the basement and 38’ of differential to the centerline of the stream. Only a 6.5’ deck is shown over this severe slope.

The plans incorrectly label Long Hill Cross Road, Long Hill Road.

The plans need to be clarified. Multiple cross sections along the watercourse behind Units 13-18 are needed or consider having units only on one side of the drive in this location. The scale for the drive crossing is inadequate and should be enlarged to 1” to 10’ in this area to improve interpretation of the plans. There should be no overlay of wetland flags, existing structures elevations, or other data by the proposed improvements. It may be prudent to have the entire watercourse area at 20-scale rotated on the full-size sheets to facilitate evaluation. This zone change application appears very intensive with buildings 2-4’ from the shoulder of the drive and driveway aprons only 10’ in length. Units 19-22 appear to have driveway aprons about 6’ in length. The existing zone is industrial and the parcel may be best suited to be used by the adjacent industrial use to the west on the near side of the stream (a plastics fabricator) and to the west on the far side of the stream by the other industrial user (another plastics company). To the east exists the Route 8 Expressway.

The application incorrectly identifies the parcel on Buddington Road/Mill Street/ and Bridgeport Avenue.

The design engineer is away and will be present at the next meeting. Recommend receipt for review.
April 4, 2018

John Cock - IWEO
54 Hill Street
Shelton, CT 06484

Re: “The Crossroads” – Long Hill Cross Road

Dear Mr. Cock,

Please be advised that I am unable to attend the April Inland Wetlands meeting. I respectfully request that the application be accepted and referred to the appropriate departments for review.

Yours truly,

James R. Swift
James R. Swift, P.E., ASLA

Co: B. Perry
4. PERMIT-APPLICATION #18-08, PROPOSED APARTMENT COMPLEX – 301 Bridgeport Avenue/Sunwood Drive. Proposal to construct a 30-unit 3 story apartment building involving wetlands fill, upland review disturbances and discharge of stormwater to a regulated area. (Note only 20’ frontage on Bridgeport Avenue while 517 frontage on Sunwood Drive).

Engineer was away, Commission received permit for review.

WCEO REPORT
April 12, 2018

PERMIT-APPLICATION #18-08, PROPOSED APARTMENT COMPLEX – 301 Bridgeport Avenue/Sunwood Drive

STATUS: 1. New Application clock starts April 12, 2018
2. 65-day clock to decide action or schedule public hearing expires June 16, 2018

PLANS: RESIDENTIAL APARTMENTS (aka Sunwood Apartments)
Title Sheet 3.23.2018
Topographic Survey 3.23.2018
Site Plan 3.23.2018
Grading & Utility Plan 3.23.2018
Soil Erosion & Sediment Control Plan 3.23.2018
Landscape Plan 3.23.2018
Storm Drainage Details 3.23.2018
Construction Details 3.23.2018

COMMENTS: The regulated activities with this zone change proposal involve a wetland fill, discharge of stormwater, and a wetland creation area to offset some losses and upland review construction. Again, there is concern expressed in this zone change application and its level of design effort and finalization of site plans before having some initial feedback on the regulated activities. We express this concern regardless of whether a formal application has been presented to Planning & Zoning before or after submittal to the Inland Wetlands Commission. If workshop sessions or input from the planning consultant have taken place, those sessions are prematurely providing a false perception of acceptability by the IWC. A portion of the property contains an existing building, historically a single-family dwelling, then as a daycare facility in recent years and supplemental parking for the restaurant across the street.

The design engineer is away and will be present at the next meeting letter attached. Recommend receipt for review.

Some initial concepts are as follows:
1. The band of wetland entering into the property exists as a 35’ wide sheet flow condition. A single standard basin is presented to intercept any flows to be piped into a detention basin. There may be difficulties in all surface flows entering the system.
2. Since the envisioned use is a zone change and starting from a “fresh slate” strong emphasis should be placed on provided functional continuity to the regulated area. In other words, there is limited value assigned to have an “undiased wetland, to a catch basin, to 130’ of pipe, to a detention basin, into an outlet structure, then to 135’ of pipe, (note this piping just disappears as a
drafting error sheets 2&3), to another 100’ of pipe to finally discharge to the primary watercourse, Burying Ground Brook.

3. A 65’ long wetland area is proposed as mitigation but is isolated from hydraulic connectivity.

4. The apartment building is only 5-6’ from the top of slope of the detention basin. The detention basin provides 2:1 side slopes into the basin. These slopes are easily stabilized but not easily mowed so several plant materials are shown but are for wet-to medium wet conditions and the slopes of the detention basin are not likely to support this plant. Several small patios are shown but at only 10’ from the top of slope, of not an aesthetic basin but an engineering structure. Not a desirable condition for residents.

5. Part of the function of the small wetland condition, detention basin, and mitigation area can serve to provide a beneficial buffer between the future development and the existing residential properties, Lewis and Starkey properties, as well as the veteran’s organization American Legion Post #16. The legion provides a large horse shoe pitching facility that runs multiple nights during the spring, summer and fall. The noise of these existing activities may become more noticeable with the loss of buffering and it is possible a conflict could develop.

6. No matter how this parcel was redeveloped a new design should be required to provide a continuous band of existing wetland and new facilities; including a detention basin, mitigation and buffering with plantings. This effort allows for the development of the property but sustains or improves the function of the regulated area and will help the demarcation between the residential dwellings and the American Legion with the intensive apartments and the restaurant facility across the street. Note, that the restaurant facility is expected to change and or expand.
April 4, 2018

John Cook - IWEO
54 Hill Street
Shelton, CT 06484

Re: Proposed Apartment Building – Sunwood Drive

Dear Mr. Cook,

Please be advised that I am unable to attend the April Inland Wetlands meeting. I respectfully request that the application be accepted and referred to the appropriate departments for review.

Yours truly,

James R. Swift
James R. Swift, P.E., ASLA

Co: G. Kapetaneas
III-D. MISCELLANEOUS
A. Agent Reviewed Applications:

1. Permit-Application #18-3, Anthony Property – 3 Birchbank Road. Proposal to construct detached garage within upland review area of Housatonic area. – STAFF ACTED AS AGENT

2. Permit-Application #18-06, Augusta Property – 91 Mill Street. Proposal to install replacement septic tank and leach fields within upland review area. – STAFF ACTED AS AGENT

Commissioner Reilly motioned to add #3 under Miscellaneous. Commissioner Kawalutzki seconded the motion.

A voice vote was taken; motion passed unanimously.

3. Consideration to add Consultant for Shelter Ridge. – Mayor has approved this and the Commission will look for a consultant to assist with the complexity of Shelter Ridge.

IV. MINUTES
1. February 8, 2018 Regular Meeting

Commissioner Goncalves motioned to accept the minutes of February 8, 2018. Commissioner Kawalutzki seconded the motion.

A voice vote was taken; motion passed unanimously.

2. February 22, 2018 Special Meeting

Commissioner Kawalutzki motioned to accept the minutes of February 22, 2018 Special Meeting. Commissioner Reilly seconded the motion.

A voice vote was taken; motion passed unanimously.

3. March 15, 2018 Special Meeting

Commissioner Reilly motioned to accept the minutes pf March 15, 2018 Special Meeting. Commissioner Kawalutzki seconded the motion.

A voice vote was taken; motion passed unanimously.
4. March 29, 2018 Special Meeting

Commissioner Goncalves motioned to accept the minutes of the March 29, 2018 Special Meeting. Commissioner Reilly seconded the motion.

A voice vote was taken; motion passed unanimously.

V. ADJOURNMENT

Commissioner Reilly motioned to adjourn. Commissioner Goncalves second the motion.

A voice vote was taken; motion passed unanimously.

Acting Chairman Nappi adjourned the Regular Meeting of the Inland Wetlands Commission at 7:47 P.M.

Respectfully submitted,  

Sophia V. Belade  
Clerk – Inland Wetlands  
TAPE FAILED