I. PLEDGE OF ALLEGIANCE

I. ROLL CALL

III. BUSINESS MEETING

III-A. PUBLIC COMMUNICATIONS

III-B. OLD BUSINESS

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

2. PERMIT-APPLICATION #18-07, THE CROSSROADS - 96 Long Hill Cross Road. Proposal to construct a 30-unit deed restricted senior duplex development involving wetland fill, upland review disturbance and discharge of stormwater to a regulated area.

3. PERMIT-APPLICATION #18-08, PROPOSED APARTMENT COMPLEX – 301 Bridgeport Avenue/Sunwood Drive. Proposal to construct a 30-unit 3 story apartment building involving wetland fill, upland review disturbance and discharge of stormwater to a regulated are. (Note only 20' frontage on Bridgeport Avenue while 517’ frontage on Sunwood Drive).

4. PERMIT-APPLICATION #18-09, FOUNTAIN SQUARE – 801 Bridgeport Avenue. Proposal to revise outfall from existing detention pond to retain additional stormwater.

5. PERMIT-APPLICATION #18-10, HIGHLAND GOLF CLUB SUBDIVISION – 261 Wooster Street/Perry Hill Road/Jefferson Street/Madison Avenue. Proposal to create a 3-lot subdivision involving discharge of stormwater to a watercourse and wetland.

III-C. NEW BUSINESS

1. PERMIT-APPLICATION #18-13, WESLEY HEIGHTS DRAINAGE IMPROVEMENTS – 580 Long Hill Avenue. Proposal to construct storm drainage system for parking lots and lawn areas with discharge to existing pond.

III-D. MISCELLANEOUS

A. Agent Reviewed Applications:

1. PERMIT-APPLICATION #18-12, BANGASH/KHAN PROPERTY – 11 Elizabeth Street. Proposal to replace septic system and associated grading within upland review area.

IV. MINUTES

1. April 12, 2018 Regular Meeting
2. May 10, 2018 Regular Meeting

V. ADJOURNMENT
Chairman Zahornasky called the Regular Meeting of the Inland Wetlands Commission to order at 7:03 P.M.

I. PLEDGE OF ALLEGIANCE

All in attendance recited the Pledge of Allegiance.

II. ROLL CALL:

Robert Dunford, Commissioner
Jack Goncalves, Commissioner
Michele Kawalutzki, Commissioner
Joseph Reilly, Commissioner
Charlie Wilson, Vice-Chairman
Gary Zahornasky, Chairman

Excused:

Ken Nappi, Commissioner

Also Present:

John Cook, Staff

III. BUSINESS MEETING

III-A. PUBLIC COMMUNICATIONS

III-B. OLD BUSINESS

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

Jim Swift
Professional Engineer/Landscape Architect

- There are 2 small wetlands on property
- 50’ of upland review area
- Exists to adjoining property so there are upland review of regulated activities
- No wetland disturbance other than with the uplands
WCEO REPORT
June 14, 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 extension to decide action expires June 18, 2018
3. Reports from Aquarion 3.6.18 AND 6.11.18
4. Report from City Engineer 4.11.18 (No revision triggered by plan changes)
5. Report from Conservation Commission 3.21.18

PLANS: BOOTH HILL ESTATES
Plan Modifications sheet 1/1 Jan. 30, 2018 No revision
Topographic Survey and Existing Conditions January 30, 2018
Subdivision Plan
Existing Conditions January 30, 2018 rev. 5/16/2018
Orientation Plan * rev. 5/16/2018
Grading & Utility * rev. 5/16/2018
Septic Testing and Design * rev. 5/16/2018
Plan & Profile January 30, 2018 rev. 5/18/2018
Storm Drainage * rev. 5/18/2018
Construction Details * rev. 5/18/2018

COMMENTS: A review of the modifications submitted at the May meeting and since show a number of good value improvements but concerns remain:
1. Lot 19 underwent eleven items of improvement which are indicated on the plan received May 4, 2018 to make it more palatable. This is consistent with comments made at the April meeting and the regulated activities here seem reasonable.
2. The road crossing has been modified between lots 16&19 to better maintain a cross flow and substantially increase the conservation easement along Booth Hill Road. We still recommend, a small box culvert with bottom submerged or a precast slab over appropriate footings. These structures better maintain navigable passage ways for sensitive amphibians and reptiles. This is particularly important with the recognition that these creatures move seasonally between the large wetland system on Aquarion lands and other wetlands and uplands in the vicinity. All road disturbance would have been eliminated had the road been designed as shown with the preliminary plan from Waverly Road, so a requirement in this regard should be considered reasonable to attempt to justify the regulated activity.
3. The road crossing efforts of item two and the stormwater detention basin modified design have helped reduce the amount of watercourse piping as it appears to be something less than one half of the original 840’ to about 400’. Still, reservations exist as to the long pipe discharge to the Aquarion land.
4. Staff reiterates the concerns expressed on the regulated activities concerning lot 18 and recommends those regulated activities be rejected; while Lot 17 is now an interior lot.
5. The Aquarion report submitted as a result of the modifications still concludes serious concerns to waters of the Public Water Supply affecting Shelton and its other communities served.
WCEO REPORT
June 14, 2018
PERMIT-APPLICATION #18-2, BOOTH HILL ESTATES – Booth Hill Road/Waverly Road

Regardless of the report from the City Engineer, who has reviewed the drainage from a non-City
owned infrastructure, the Commission may consider the existing comments from the Aquarion
Company; two reports, the Conservation Commission and Staff’s comments of this evening and
earlier, and it if concludes the impacts are unacceptable and unreasonable in the present form it
may deny the application without prejudice. It alternately may approve the application with
conditions but deny the regulated activities for lot 18 and/or the detention basin and ultimate
discharge. These approaches allow 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 MAY: None further from April.

COMMENTS FROM APRIL: 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
conscens 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 bontified lots and
should not be considered as a reasonable contemporary preliminary as it would unlikley 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 visability. 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 watersheds 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.

pg. 2/5
WCEED REPORT
June 14, 2018

PERMIT-APPLICATION #18-2, BOOTH HILL ESTATES – Booth Hill Road/Waverly Road

Regardless of the pending 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 rewriting 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 1/2 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 178 & 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 steps 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 that 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.

Additional comments from Jim Swift:

- Expanded the Conservation area
- Proposed stone wall to make conservation boundary
- Removal of pipe
- Implemented comments from John Cook
- Drainage continues off location
Virginia Hager
Chairman
Planning and Zoning Commission
City of Shelton
54 Hill Street
Shelton, CT 06484

June 11, 2018

RE: Booth Hill Estates - Application #18-05 and #18-06, Booth Hill Road & Waverly Road

Dear Mrs. Hager and Commissioners,

Aquarion has had the opportunity to review the proposed changes to Booth Hill Estates in response to its letter sent on March 6, 2018 to Inland Wetlands. The applicant has worked to address some of the issues however the application still brings about serious concerns over potential impacts to the Far Mill Reservoir, a public water supply for not only Shelton but surrounding communities.

While modifications were made to the proposed detention pond, Aquarion requests doubling its size to prevent any overflow conditions. The plans call for a 24 inch pipe overflow from the storm water detention pond directly to the North Western corner of the Booth Hill Estates property where it meets Aquarion property about 350 feet from the reservoir. Since the design of the detention pond is to collect run-off water through a network of catch basins from the site, there is risk of impaired water quality from sediment, salts, fertilizers, herbicides, pesticides, other contaminants. Aquarion would like the commission to require baseline documentation of water quality currently leaving the site followed by post construction monitoring to assure water quality is not compromised. Aquarion also suggests encouraging the applicant to eliminate the 24 inch overflow pipe and instead incorporate Low Impact Development Best Management Practices for reducing storm water flow such as constructing a series of natural retention areas, plunge pools, and wetland areas. Any approval for construction of the detention pond should require a landscape plan and immediate planting of grasses and other vegetation to stabilize soil.

Aquarion requests that if approved, the City require the applicant to bond or require the homeowner’s association maintain a fund for annual maintenance, inspection, and repair of the proposed detention pond to assure it functions as designed. The homeowner’s association should be instrumental in helping safeguard water quality. Residents should be encouraged to limit use of all associated chemicals for lawn care and salt compounds for winter maintenance. Residents will also need to be alerted that under the Public Health Code section 19-13-B102(0) Aquarion is required to conduct an annual survey of the watershed and will access each property to look for failing septic systems and other activities that threaten water quality.

In addition to the aforementioned concerns Aquarion recommends the City Planning and Zoning and/or Wetlands Commission request independent professional engineering and environmental reviews.
of this application given the sensitivity of this site. Lastly, if feasible, Aquarion supports the recommendation of the City’s Conservation Commission to purchase all or part of the property for open space.

Aquarion once again appreciates the opportunity to comment on this project and thanks you for your help in protecting the public drinking water supply. If you have any questions or changes in the proposed application please feel free to call (203) 445-7455.

Sincerely,

[Signature]

George S. Logan
Director - Environmental Management

c: Richard Schults - City of Shelton, Planning and Zoning Administrator
    John Cook - City of Shelton, Wetland Administrator
    Joseph Welsh - Aquarion Water Company, Manager - Environmental Protection

Jim Swift comments:

- Every contractor on site will have to sign and understand an Erosion Control Plan
- Regarding Aquarion statement on detention pond, does not agree with engineer
- Cannot eliminate existing pipe
- Has discussed with Planning & Zoning and will work with Aquarion, cannot double the size of pond but may possible expand as large as can be
- There is ground water on site
- Will maintain ground water on the neighboring property.
Commissioner Reilly motioned to approve PERMIT-APPLICATION #18-2, BOOTH HILL ESTATES - Booth Hill Road/Waverly Road. Proposal to create a 23-lot DRD development in an R-1 zone within review area, road construction and culverting intermittent watercourse for access, with condition of increased 25% capacity of detention pond, revisions on lot #18, review conditions from Aquarion and to supply Commission with Homeowners Association Bylaws. Approval does not include the regulated activity on lot #18. Commissioner Goncalves seconded the motion.

A voice vote was taken; motion passed unanimously.

2. PERMIT-APPLICATION #18-07, THE CROSSROADS – 96 Long Hill Cross Road. Proposal to construct a 30-unit deed restricted senior duplex development involving wetland fill, upland review disturbance and discharge of stormwater to a regulated area.

Jim Swift
Professional Engineer/Landscape Architect

- Area has been disturbed many years ago
- Watercourse formed
- Crossing concerns: pre-cast concrete in arch form
- Will not touch creek bed at all
- Generous area of culvert
- Arch height is 14’ x 16’
- Existing grade is steep, many mature trees on site
- There is a stone wall in center of entire cul-de-sac which protects wetlands and acts as retaining wall in certain spots.
- There is a need of a retaining wall on 1 particular house, the wall then becomes 15-20’ outside of the upland review area
- Getting rid of intermittent watercourse, will pipe it and will discharge at the same spot that all drainage is being discharge

Commission to allow John Cook to review as Staff.
PERMIT APPLICATION #18-07, THE CROSSROADS – 96 Long Hill Cross Road

STATUS: 1. Application received April 12, 2018
2. 60-day clock to decide action or schedule public hearing expires June 16, 2018
3. Report from City Engineer 5-4-18

PLANS: THE CROSSROADS
Cover Sheet 6-6-2018 (3-23-2018 dd)
Topographic Survey 6-5-2016
Site Plan 3-23-2018 Rev.6-8-2018
Grading & Utility Plan 3-23-2018 Rev.6-8-2018
Soil Erosion & Sediment Control Plan 3-23-2018 Rev.6-8-2018
Landscape Plan 3-23-2018 Rev.6-8-2018
Construction Details sheet 5/8 3-23-2018 Rev.6-8-2018
Site Sections 3-23-2018 Rev.6-8-2018

COMMENTS: REVISED PRINTS RECEIVED JUNE 12, 2018 SUGGEST EXTENSION TO REVIEW

COMMENTS FROM MAY: None further from April.

COMMENTS FROM APRIL: This proposal for a deeded age restricted duplex unit zone change entails several regulated activities. The regulated activities involve fill, grading, discharge of stormwater, culverting, and enhancement with landscaping to offer offsite wetlands. At the outlet there is some concern that the plan design has evolved and been refined to 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 the adjacent parcel decades ago and the sewer line traverses another, the prime regulated areas 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 30”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.
WCEO REPORT
June 14, 2018

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

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 guardrail 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 #7 & 18 exhibit a 28' 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-scales rotated on the full-size sheets to facilitate evaluation.  This zone change application appears very intensive with buildings 2x4’ 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 exits 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.
3. PERMIT-APPLICATION #18-08, PROPOSED APARTMENT COMPLEX – 301 Bridgeport Avenue/Sunwood Drive. Proposal to construct a 30-unit 3 story apartment building involving wetland fill, upland review disturbance and discharge of stormwater to a regulated area. (Note only 20’ frontage on Bridgeport Avenue while 517’ frontage on Sunwood Drive).

Jim Swift
Professional Engineer/Landscape Architect

- Site has unimpressive wetlands
- Push to pipe in detention pond and discharge to Burying Ground Brook
- Regarding John Cook’s comments: get rid of conduit piping
- Make rip rap swale much wider so vegetation will continue to grow.

City of Shelton
Office of Inland Wetlands Commission
54 Hill Street
Shelton, CT 06484-3267

WCEO REPORT
June 14, 2018

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

STATUS: 1. Application received April 12, 2018
2. 65-day clock to decide action or schedule public hearing expires June 10, 2018
3. Report from City Engineer 5.4.18

PLANS: RESIDENTIAL APARTMENTS (aka Sunwood Apartments)
Title Sheet 3.23.2018
Topographic Survey 1.2.2017 rev. 1.11.2017
Site Plan 3.23.2018 rev. 6.6.18
Grading & Utility Plan 3.23.2018 rev. 6.6.18
Soil Erosion/Sediment Control Plan 3.23.2018 rev. 6.6.18
Landscape Plan 3.23.2018 rev. 6.6.18
Storm Drainage Details 3.23.2018 rev. 6.6.18
Construction Details 3.23.2018 rev. 6.6.18

COMMENTS: Revised plans just received June 12, 2018 show changes in regards to the sheet flow question established with the April comments.
1. The plan now shows an open swale to pick up the flow versus trying to enter a flat top basin.
2. Some additional plantings are proposed along the proposed swale.
3. The applicant’s engineer establishes a strong belief that a sufficient high-water table exists to create functional wetland basin and keeping the stormwater flow separate from its proposed location will insure longevity as a constructed wetland.

COMMENTS FROM MAY: None further from April.

COMMENTS FROM APRIL: 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 IW. 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.
PERMIT-APPLICATION #18-08, PROPOSED APARTMENT COMPLEX – 301 Bridgeport Avenue/Sunwood Drive

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 "undisturbed 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 sides 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 denecration between the residential dwellings and the American Legion with the intensive apartment and the restaurant facility across the street. Note, that the restaurant facility is expected to change and or expand.

Vice Chairman Wilson motioned accept PERMIT-APPLICATION #18-08, PROPOSED APARTMENT COMPLEX – 301 Bridgeport Avenue/Sunwood Drive. Proposal to construct a 30-unit 3 story apartment building involving wetland fill, upland review disturbance and discharge of stormwater to a regulated are. (Note only 20' frontage on Bridgeport Avenue while 517' frontage on Sunwood Drive), with revision showing vortex chamber. Commissioner Kawalutzki seconded the motion.

A voice vote was taken; motion passed unanimously.
4. PERMIT-APPLICATION #18-09, FOUNTAIN SQUARE – 801 Bridgeport Avenue. Proposal to revise outfall from existing detention pond to retain additional stormwater.

WCEO REPORT
June 14, 2018

PERMIT-APPLICATION #18-09, FOUNTAIN SQUARE – 801 Bridgeport Avenue

STATUS: 1. Application received May 10, 2018
2. 60-day clock to decide action or schedule public hearing expires July 14, 2018
3. Report pending from City Engineer

PLANS: INITIAL DEVELOPMENT CONCEPT PLANS: MIXED USE DEVELOPMENT
Site Plan SP-1 10.3.16 rev. 1.25.18
Site Plan SP-1 A *
Site Plan SP-1 B *
Grading Utility Plan SP-2 *
Grading Utility Plan SP-2A *
Grading Utility Plan SP-2B *
Soil Erosion Control SP-3A *
Soil Erosion Control SP-3B *
Landscape Plan SP-4A *
Landscape Plan SP-4B *
Detail Plan SP-5 *
Detail Plan SP-6 *

COMMENTS: There are only slight modifications from the application submitted by the UI Company as applicant. This office sees no problem with the application. While minor in scope City Engineer is expected to weigh in on the proposal.

COMMENTS FROM MAY: As the Commission may recall UI Company presented a plan to upgrade the existing detention basin on the aforementioned site. This application is a furtherance of this idea and other slight modifications. It is treated as a separate application at the request of the applicant. Now a different entity from the permit known as #17-03.
City of Shelton
Office of the City Engineer
54 Hill Street
Shelton, Connecticut 06484-3207

Robert F. Kulacz, P.E.
City Engineer

June 14, 2018

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

Re: Fountain Square, LLC, 801 Bridgeport Avenue, SW Ref. # 18-09;
2. Plan Sheet SP-28 dated 10-3-16, revised 1/25/18

Dear Mr. Cook:

This office has reviewed the above referenced application (#18-09), which is a revision to application number 17-03 (Site Remediation by United Illuminating). This application is for the installation of two plunge pools in the detention pond for the two existing outfall pipes, as well as a new outlet control structure for the detention pond.

There is a significant difference between the detention pond analysis performed by the engineer for application 17-03 and this application. There is also a conflict in the size of the control structure inlet/outlet, 15 inches versus 18 inches. The 1983 site plans depict a 15 inch RCP outlet pipe from the detention pond.

At this time, I recommend tabling the application so that additional analysis can be performed and revisions can be made to the drawing. Since this detention pond has functioned well for the past 35 years, we want to ensure that the proposed modifications maintain or improve its performance. The applicant shall evaluate the detention pond performance with the present control structure and 15 inch outlet pipe, versus the proposed (modified) control structure.

This office has all of the detention pond routing analysis from 1983 as well as the 2017 detention pond evaluation submitted by UI as part of application #17-03.

Very truly yours,

Robert F. Kulacz, P.E.
City Engineer

cc: Richard D. Schultz, Planning & Zoning Administrator
Rose, Ties & Co, LLC

File: 801 Bridgeport Avenue Site Plan

Commissioner Kawalutzki motioned to approve PERMIT-APPLICATION #18-09, FOUNTAIN SQUARE – 801 Bridgeport Avenue. Proposal to revise outfall from existing detention pond to retain additional stormwater, subject to City Engineer letter. Vice Chairman Wilson seconded the motion.

A voice vote was taken; motion passed unanimously.
5. PERMIT-APPLICATION #18-10, HIGHLAND GOLF CLUB SUBDIVISION – 261 Wooster Street/Perry Hill Road/Jefferson Street/Madison Avenue. Proposal to create a 3-lot subdivision involving discharge of stormwater to a watercourse and wetland.

Jim Swift
Professional Engineer/Landscape Architect

- 3 lots belonging to Highland Golf Club
- 1 lot at Jefferson and Wooster, there is a watercourse and the wetlands are flagged
- On the 15th and 4th green, there is water flow, proposing to add 2 catch basins and 1 discharge

City of Shelton
Office of Inland Wetlands Commission
54 Hill Street
Shelton, CT 06484-3207

WCOE REPORT
June 14, 2018

PERMIT-APPLICATION #18-10, HIGHLAND GOLF CLUB SUBDIVISION – 261 Wooster Street/Perry Hill Road/Jefferson Street/Madison Avenue

STATUS:
1. Application received May 10, 2018
2. 65-day clock to decide action or schedule public hearing expires July 14, 2018
3. Report pending from City Engineer

PLANS: HIGHLAND GOLF CLUB SUBDIVISION
Record Subdivision Plan March 1, 2018
Grading & Utility Plan May 3, 2018
Soil Erosion Control Plan
Construction Details

COMMENTS: None further from May.

FROM MAY: This subdivision to create 3 lots for the Highland Golf Club. The regulated activity involves the discharge of stormwater to a watercourse as a result of storm drain installation. Lot 1 proposes to comply for home construction with the use of a smaller dwelling for the parcel. However, it is limited for ability to create yard space so if the property line for lot 2 is shifted to the SE then the SE property line of lot 1 can be expanded the equal amount thereby provided a better situation for lot development and clearly does not affect any area of play for the course.

No written requirement is provided from the Engineering department regarding the storm drain installation. If not an absolute requirement, no discharge is triggered the footing drains may be installed to infiltrators similarly as the roof drains and the regulated activity is eliminated.
June 14, 2018

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

Re: Highland Golf Club, 261 Wooster Street;
1) Record Subdivision Plan dated March 1, 2018
2) Plan Sheets 1 through 6, all dated May 3, 2018

Dear Mr. Cook:

This office has reviewed the above referenced proposal to create three new building lots from the 20-A acre parcel bounded by Wooster Street, Perry Hill Road and Jefferson Street. The stormwater management plan is sound and the applicant is proposing to install storm sewers in front of Lots 1 and 2 on Jefferson Street, with a new outfall near the corner of Wooster Street.

Having no concerns or recommendations, I endorse the plans for construction as submitted.

Very truly yours,

Robert F. Kulacs, P.E.
City Engineer

cc: Richard D. Schultz, Planning & Zoning Administrator

Re: Highland Golf Club Subdivision
III-C. NEW BUSINESS

1. PERMIT-APPLICATION #18-13 WESLEY HEIGHTS DRAINAGE IMPROVEMENTS – 580 Long Hill Avenue. Proposal to construct storm drainage system for parking lots and lawn areas with discharge to existing pond.

Jim Swift
Professional Engineer/Landscape Architect

- Improvements to Wesley Heights drainage
- Proposing new discharge pond

WCEO REPORT
June 14, 2018

PERMIT-APPLICATION #18-13, WESLEY VILLAGE 580 Long Hill Avenue

STATUS: 1. New Application
2. 65-day clock to decide action or schedule public hearing expires August 18, 2018

PLANS: WESLEY VILLAGE

Construction Plans Sheet 1/3 May 23, 2018
Construction Plans Sheet 2/3 May 23, 2018
Construction Plans Sheet 3/3 May 23, 2018

COMMENTS: In conducting a series of renovations and improvements at the facility the site design calls for the installation of yard drainage and catch basins to discharge to the pond to the SW corner of the complex.

Recommend receipt for review.

Commission accepted application.
III-D. MISCELLANEOUS
A. Agent Reviewed Applications:

1. PERMIT-APPLICATION #18-12, BANGASH/KHAN PROPERTY – 11
   Elizabeth Street. Proposal to replace septic system and associated grading
   within upland review area. – AGENT APPROVAL

IV. MINUTES
1. April 12, 2018 Regular Meeting

Commissioner Kawalutzki motioned to accept April 12, 2018 Regular
Meeting Minutes. Vice Chairman Wilson seconded the motion.

A voice vote was taken; motion passed unanimously.

2. May 10, 2018 Regular Meeting

Commissioner Kawalutzki motioned to accept May 10, 2018 Regular
Meeting Minutes. Vice Chairman Wilson seconded the motion.

A voice vote was taken; motion passed unanimously.

V. ADJOURNMENT

Commissioner Dunford motioned to adjourn. Commissioner Goncalves
seconded the motion.

A voice vote was taken; motioned passed unanimously.

Chairman Zahornasky adjourned the Special Meeting of the Inland Wetlands
Commission at 9:19 P.M.

Respectfully submitted,

Sophia V. Belade

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