

*******NO TAPE, MINUTES ARE FROM NOTES*******

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. BUSINESS MEETING

III-A. PUBLIC COMMUNICATIONS

III-B. OLD BUSINESS

1. 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.

2. 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-C. NEW BUSINESS

1. PERMIT APPLICATION #18-15, SCHIABLE SUBDIVISION – 89 Okenuck Way. Proposal to create a two-lot subdivision involving driveway construction within upland review area and discharge of stormwater from a yard drain to a regulated area.

2. PERMIT-APPLICATION #18-16, PETER MATHIAS DEVELOPMENT, LLC – 16 Brookfield Drive. Proposal to replace subsurface sewage disposal system, driveway construction for future garage construction, stone wall relocation, swale reconstruction within upland review area, and discharge of infiltrators to a regulated area.

III-D. MISCELLANEOUS

A. Agent Reviewed Applications
None

IV. MINUTES

1. June 21, 2018 Special Meeting

V. ADJOURNMENT



CITY OF SHELTON
INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
Thursday, August 9, 2018
7:00 P.M., Room 302

Chairman Zahornasky called the Regular Meeting of the Inland Wetlands Commission to order at 7:00 P.M.

I. PLEDGE OF ALLEGIANCE

All in attendance recited the Pledge of Allegiance.

- II. ROLL CALL:**
- Robert Dunford, Commissioner
 - Jack Goncalves, Commissioner
 - Michele Kawalautzki, Commissioner
 - Ken Nappi, Commissioner
 - Charlie Wilson, Vice-Chairman
 - Gary Zahornasky, Chairman

Excused: Joseph Reilly, Commissioner

Also Present: John Cook, Staff

III. BUSINESS MEETING

III-A. PUBLIC COMMUNICATIONS

III-B. OLD BUSINESS

1. 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 representing the applicant.

WCEO REPORT
August 9, 2018

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

- STATUS:** 1. Application received April 12, 2018
2. 65-day extension expires August 20, 2018
3. Report from City Engineer 5.4.18

PLANS: THE CROSSROADS

Cover Sheet 6.6.2018 (3.23.2018 old)
Topographic Survey 8.5.2016
Site Plan 3.23.2018 Rev.6.8.2018
Grading & Utility Plan 3.23.2018 Rev.6.8.2018 **Rev. 8/7/18**
Soil Erosion & Sediment Control Plan 3.23.2018 Rev.6.8.2018
Landscape Plan 3.23.2018 Rev.6.8.2018
Construction Details sheet 5/6 3.23.2018 Rev.6.8.2018
Construction Details sheet 6/6 3.23.2018 Rev.6.8.2018
Site Sections 3.23.2018 Rev.6.8.2018 **Rev. 8/7/18**

COMMENTS: As stated originally in April, concern is expressed that this proposal evolved to the extent it did before coming to the Inland Wetlands Commission. That said the applicant and the designer have worked to address the technical points with the manner of crossing and addressing the need for clarification on the plans and providing additional data to foster a clearer understanding of the intensive development of this property.

Staff has met with the design engineer on several occasions to review those comments along with the plans and notwithstanding the proposal short comings under the umbrella of the P&Z purview the applicant has addressed the technical points expressed by staff in his April report and thanks them for their diligence in the plan details.

COMMENTS FROM JULY: 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 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.

**WCEO REPORT
August 9, 2018****PERMIT-APPLICATION #18-07, THE CROSSROADS – 96 Long Hill Cross Road****REMAINING COMMENTS FROM APRIL:**

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.

Commissioner Dunford motioned to approve 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. Commissioner Kawalautzki seconded the motion.

A voice vote was taken; motion passed unanimously.

2. 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 representing the applicant.

Mr. Swift had some changes. Deleted one line and added a new line and submits additional plans.

**WCEO REPORT
August 9, 2018**

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

- STATUS:** 1. Application received June 14, 2018
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: The submitted plans have been reviewed for consistency with the Inland Wetlands Commission standards and criteria. This review indicates that the proposed regulated activities are consistent with the Commission’s goals.

All catch basins associated with the discharge, type “C” and “CL” will install 4’ sumps for sediment containment. The yard drains only have 6” sumps but these will not likely receive any sediment loading.

The curtain drain detail will likely discharge into the proposed storm drain system yet the site plan does not show any location for the curtain drain(s) location. Alternately if the curtain drain(s) exist elsewhere on the subject site that or those sheets should be provided as part of the plan package.

COMMENTS FROM JUNE: 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.

Commissioner Kawalautzki motioned to approve 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. Subject to plans for Staff approval. Vice Chairman Wilson seconded the motion.

A voice vote was taken; motion passed unanimously.

III-C. NEW BUSINESS

1. PERMIT APPLICATION #18-15, SCHIABLE SUBDIVISION – 89 Okenuck Way. Proposal to create a two-lot subdivision involving driveway construction within upland review area and discharge of stormwater from a yard drain to a regulated area.

**WCEO REPORT
August 9, 2018**

PERMIT-APPLICATION #18-15, SCHIABLE 2-LOT SUBDIVISION – 89 Okenuck Way

- STATUS:**
1. New Application
 2. 65-day clock to decide action or schedule public hearing expires October 13, 2018
 3. Report pending from City Engineer

PLANS: PROPOSED 2 LOT SUBDIVISION

Site Development Plan C-1.0	July 26, 2018
Details Plan C-2.0	“
Erosion and Sediment Control Plan C-3.0	“

COMMENTS: The regulated activities associated with the application are limited to two items. The first will be a future extension of a common driveway to access an additional dwelling beyond the upland review area. The home and subsurface sewage disposal system are shown to comply with all Commission standards. The second on the existing lot involves the installation of a type “CL” catch basin to catch surface flow and discharge to the regulated area.

The plan package is lacking a record subdivision plan or re-subdivision plan as dictated by the P&Z regulations. Also noted for question is the type “CL” basin may be over engineered if it is simply to corral surface sheet runoff from the lawn and whether a yard type basin is all that is needed.

Recommend receipt for review.

- Received by Commission

2. PERMIT-APPLICATION #18-16, PETER MATHIAS DEVELOPMENT, LLC – 16 Brookfield Drive. Proposal to replace subsurface sewage disposal system, driveway construction for future garage construction, stone wall relocation, swale reconstruction within upland review area, and discharge of infiltrators to a regulated area.

WCEO REPORT
August 9, 2018**PERMIT-APPLICATION #18-16, PETER MATHIAS DEVELOPMENT, LLC – 16**
Brookfield Drive

STATUS: 1. New Application
2. 65-day clock to decide action or schedule public hearing expires October 13, 2018
3. Report pending from City Engineer

PLANS: MICHAEL DONNELLY
Septic Plan July 23, 2018 Rev. 8/7/18

COMMENTS: The application exists as the master plan for the residential property. It presents regulated activities desired in the near term as well as those as future improvements.

Immediately the plans primary aspect is to replace the aging septic system involving an intermittent watercourse crossing to install the new system that complies with the setback for sewage disposal systems. Along with that work is a desire to clean the intermittent watercourse, aka swale, deck construction discharge of sump pump and water softener galleries, permanent driveway installation for future garage, garage complies with standards, and placement of stones from removed stone wall to place along watercourse.

The only recommendation at present would be to require the placement of the old stone wall stones along the limit of the silt fence line, west side of watercourse. This would not affect the system as not fill is involved at this location. Along the east side of watercourse this is not a concern as the limit of yard space presently goes to the edge and all channel work can be accessed from one side of this small minor system.

As the members may recall this area is part of the small system originating by 8 Brookfield Drive, n/f Manny DaSilva whereby the Commission saw several applications for several works.

Recommend receipt for review.

- Received by Commission

III-D. MISCELLANEOUS

A. Agent Reviewed Applications
None

IV. MINUTES

1. June 21, 2018 Special Meeting

Commissioner Dunford motioned to approve the Special Meeting Minutes of June 21, 2018. Commissioner Kawalautzki seconded the motion.

A voice vote was taken; motion passed unanimously.

V. ADJOURNMENT

Commissioner Kawalutzki motioned to adjourn. Vice Chairman Wilson seconded the motion.

A voice vote was taken; motion passed unanimously.

Chairman Zahornasky adjourned the Regular Meeting of the Inland Wetlands Commission at 7:30 P.M.

Respectfully submitted,

Sophia V. Belade

Sophia V. Belade
Clerk – Inland Wetlands