I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. BUSINESS MEETING

III-A. PUBLIC COMMUNICATIONS

III-B. OLD 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-C. NEW BUSINESS
1. PERMIT APPLICATION #18-17, BOOTH HILL ESTATES SUBDIVISION PHASE 2 – Booth Hill Road. Proposal to create a 13-lot conventional subdivision involving road construction within a regulated area, detention basin construction and discharges of stormwater to a regulated area.

III-D. MISCELLANEOUS
1. 2019 Schedule of Meetings

2. PERMIT-APPLICATION #17-14, TOWN CENTER AT SHELTER RIDGE – BRIDGEPORT AVENUE/MILL STREET/BUDDINGTON ROAD. RFQ Timetable Only.

3. Agent Reviewed Applications – None

IV. ADJOURNMENT
Commissioner Nappi 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

Excused:
Joseph Reilly, Commissioner
Charlie Wilson, Vice-Chairman
Gary Zahornasky, Chairman

Also Present:
John Cook, Staff

III. BUSINESS MEETING

III-A. PUBLIC COMMUNICATIONS - None

III-B. OLD 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.

Jim Rotundo, Licensed Engineer
Godfrey Hoffman Associates

- Representing the client

Mr. Schiable as well as being the applicant owns the property located at 89 Okenuck Way, in the White Hills portion of Shelton. The property is at the end of the cul-de-sac. The property is a little over 4 acres in size in a R1 zone; there
currently is a single family home on the property which is Mr. Schiable’s personal residence.

What Mr. Schiable is proposing is to divide the property to create a 2nd residential lot. There are wetlands located on the property in the southwest corner of the site there is a narrow band of wetlands. This widens as it leaves the property adjacent to the City of Shelton property and the White Hills brook is located to the south of the property.

The proposed house is set back into the site. There will be access by Okenuck Way; this is a rear lot approximately 75,000 square feet. It’s going to share the existing curb cut and driveway to Mr. Schiable’s residence. As you enter the site it will split, the existing driveway will be maintained and a new driveway to access the house in the back. The house will be served with a septic system and also public water supply which is currently existing on Okenuck Way. To develop and construct that driveway we do have work in a regulated area. There is not fill in the wetland however we do require fill in within a portion of the 25’ buffer area and also the 50’ buffer area. There approximately 1500 square feet within the 25’ buffer area and approximately 4100 square feet in the 25 and 50’ buffer area.

We’re also proposing a stormwater discharge, the purpose for that is Mr. Schiable’s existing driveway does puddle, collects some runoff in the corner so we want to take this opportunity to put in a catch basin to collect that and we will be discharging that into the wetland area. There will be outlook protection installed at that outlet. We have also prepared an erosion and sediment control to put in with the application which will be implemented prior to any construction. This subdivision has been submitted to Planning & Zoning and we are scheduled for a November hearing. With that I’d be happy to answer any questions.

Commissioner Nappi inquired about Vaklley health, if they had come out and looked. Mr. Rotundo replied yes, we submitted to Valley Health and they did approve the system.

WCEO REPORT
September 13, 2018

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

STATUS: 1. Application received August
2. 65-day clock to decide action or schedule public hearing expires October 13, 2018

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: Unchanged from August.
COMMENTS FROM AUGUST: 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.

Commissioner Nappi inquired about the timetable.

Ken Schiable
89 Okenuck Way

Mr. Schiable stated that he’s in no hurry to build the house. Would like to start with the catch basin and the outlet.

Commissioner Kawalautzki motioned to approve 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. Also to include that an inspection is required by staff. Commissioner Goncalves seconded the motion.

A voice vote was taken; motion passed unanimously.

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.

Al Shephard, Licensed Engineer
415 Howe Avenue
Shelton, CT

What we have here is an individual house that my client has been working on Brookfield Drive. There is more wetlands on 12 Brookvield and it goes to a swale to a little swale that goes into the backyard. During the construction of rehabbing of the house, it became apparent that the septic system was not doing well. During the process we decided to test in the back and with the rehab of the property we would like to upgrade the septic system. I spoke with my client and stated that if we were to do all this, lets put it on 1 application and show it all. So if we have an outbuilding it would go up in the back, it might not go up right away
but to facilitate that, we’d have a gravel driveway in the back where we would construct this septic system, we would need septi sand and we would have a wall that we would reconstruct by the swale to show boundary for the swale, we would use the same field stone. Basically we would pump the septic system to the back so overall, doing all this and moving the septic system is best for the brook.

We are abandoning the old tank and we are pumping about 55’. Valley Health has approved this and they have been out there and did testing.

WCEO REPORT
September 13, 2018

PERMIT-APPLICATION #18-16, PETER MATHIAS DEVELOPMENT, LLC – 16 Brookfield Drive

STATUS: 1. Application received August  
2. 65-day clock to decide action or schedule public hearing expires October 13, 2018

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

COMMENTS: Unchanged from August.

COMMENTS FROM AUGUST: 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.
Commissioner Kawalautzki motioned to approve 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. Also to include any required inspection form staff. Commissioner Goncalves seconded the motion.

A voice vote was taken; motion passed unanimously.

III-C. NEW BUSINESS
1. PERMIT APPLICATION #18-17, BOOTH HILL ESTATES SUBDIVISION PHASE 2 – Booth Hill Road. Proposal to create a 13-lot conventional subdivision involving road construction within a regulated area, detention basin construction and discharges of stormwater to a regulated area.

Jim Swift
Professional Engineer/Landscape Architect

- Representing the applicant

The full size lots were approved by Planning & Zoning. I met with John to see what we can do and I’ll show this because this is what I showed Planning & Zoning. Planning & Zoning approved the conventional lots and as you can see that some of the wetland impacts are on this one and lot #18 and John had concerns that lot #18 was going to significantly change. So in discussions with John, we decided that the final subdivision map that would be filed would just be these lots, this lot would be left off. We re-submitted, so there is redesign up in here. This is now a conventional subdivision now instead of a DRD with a lot less lots. This house and these are where the wetlands are, from this point and this point this way which is the discharge; there are no changes to the regulated activity or the Conservation Easement. This is the existing approval and this is what the modifications are. As you can see, what we did was we took the road and instead of putting it here we took it to this location. We took the detention pond which needed quite a bit of grading down in here

John Cook interjected, so the no changes of the regulated activity, so that its clear on the tape, was from lot line 18 south and then lot line 6 & 7 north. This way if someone listened to the tape they understand what you’re talking about.

Mr. Swift continued, this is a much better detention pond in this location. Because we were fighting some grade, in this location it was a deeper pond we’re happier with the detention pond in this area, we have a lot more flat bottom area here as opposed to depth. This will be a bit more effective. The pond is split into n2 sections with a berm so that when small flow storm waters come in it sits in the pond and doesn’t immediately exit, that’s the same thing as before.
We have ¼ acre additional to the Conservation Easement up along Booth Hill Road so it’s slightly enlarged. It looks like this could be a win-win for both what Planning & Zoning’s intentions are to keeping houses off Booth Hill Road and this maximizes the Conservation Easement. So those are the 2 differences. I know that we’re here only for acceptance and we are here prepared for an application. This could be for a new application for the entire site, we’d be glad to do that, but I’d like to point out that even though the plans that were submitted were labeled Phase 2, I was aware that the Commission needed to see the entire site. Even though you’d see this and technically they aren’t part of the original subdivision, but all the regulated activity in detail are still shown on the plans so it’s 1 body of plans that could be approved by the Commission.

Commissioner Nappi interjected, so just to clarify that the Commission originally acted on the 6 and then 5 lots on the old application, but that was denied by Planning & Zoning, determined that they had to come back with another application for the 13, but in discussions this evening, we feel it’s better to combine them all into plans of 18 so that it can approved all together and it remains that 1 subdivision. Originally you wanted 23 lots and now it’s 18. Mr. Swift replied correct and we have no objection for a new application if that is what the Commission is requesting.

Mr. Swift continued to request to the Commission that a portion of the fee that is based on a lot by lot basis, having already paid for the 23, that we request the Commission to waive that. There are still fees that we owe you, the application fee and the State fee, but we would like to request that the 18 lot fee be waived and we won’t even ask for the reimbursement for the 5 lots.

Staff stated that he had no issue with that. He did speak with Mr. Swift this afternoon. They originally paid the fee for 23 lots. According to the regulations there is a section that states the applicant can ask for a waiver and I brought that to Mr. Swift’s attention.

Commission accepted application.

Commissioner Dunford motioned to waive fee portion associated with our regulations and based on their application for PERMIT APPLICATION #18-17, BOOTH HILL ESTATES SUBDIVISION PHASE 2 – Booth Hill Road. Proposal to create a 13-lot conventional subdivision involving road construction within a regulated area, detention basin construction and discharges of stormwater to a regulated area. Commissioner Kawalautzki seconded the motion.

A voice vote was taken; motion passed unanimously.
September 7, 2018

John Cook - IWEo
54 Hill Street
Shelton, CT 06484

Re: Permit Application #18-02 – Booth Hill Estates

Dear Mr. Cook,

As you know, the portion of the CRD portion of the above development was not approved by the Planning & Zoning Commission. Only the conventional lots fronting Waverly Road were approved. Those lots are filed as Phase One.

This letter is a request to amend the above approval in accordance with the attached Application Cover sheet, Subdivision Plans and Storm Water Calculations. These plans are entitled Phase Two, but intentionally show all construction and regulated activities in Phase One.

Yours truly,

James R. Swift, P.E., ASLA

Cc: J. Paul w/ enclosures
SHELTON INLAND WETLANDS COMMISSION
APPLICATION FOR PERMIT

PLEASE TYPE OR PRINT NEATLY
===>ATTACH EXTRA SHEETS IF NOT ENOUGH SPACE==>

1. APPLICATION NAME: Booth Hill Estates*

2a. APPLICANT: John Paul Development, L.L.C.
CONTACT NAME: (if applicant is a company) John Paul
ADDRESS: 27 Blue Jay Drive - Trumbull, CT 06611
TEL: ___________________ FAX: ___________________ CELL: 203 258-9037 EMAIL: 
APPLICANT SIGNATURE & DATE: ____________ johnpaulcorp@gmail.com 09 13 2018

2b. RECORD OWNER: John Paul Development L.L.C.
CONTACT NAME: (if owner is a company)
ADDRESS:
TEL: ___________________ FAX: ___________________ CELL: ___________________ EMAIL: 
OWNER SIGNATURE & DATE: ____________

2c. AGENT NAME: James R. Swift, P.E., ASLA
CONTACT NAME: (if agent is a company)
ADDRESS: 102 Village Drive - Shelton, CT 06484
TEL: 203 926-9685 FAX: ___________________ CELL: 203 209-3746 EMAIL: jim@jswiftpe.com
AGENT SIGNATURE & DATE: ____________ 9/7/18

3. PARCEL INFORMATION
3a. STREET NUMBER & STREET NAME: 439 Waverly Road
3b. AREA (acres): 22.65 3c. TAX MAP/LOT #44/57 3d. ZONE CLASS: # R-1 & DRD

4. REGULATED AREA & ACTIVITY QUESTIONS (Provide table with totals if multiple areas are involved)
4a. AREA OF WETLANDS/WATERCOURSES ON PROPERTY: 0.145 (in acres)
4b. AREA OF WETLANDS/WATERCOURSES ALTERED: None (in acres)
4c. AREA OF DISTURBANCE WITHIN BUFFER/UPLAND: -1.530- (in acres)
4d. AREA RESTORED, ENHANCED OR CREATED: None (in acres)
4e. NUMBER OF STORMWATER DISCHARGE POINTS: -8-

5. Located in public water supply watershed? Y (Y or N) If Y, file copy of application with water company.

6. DESCRIBE REGULATED ACTIVITIES: (Attach additional sheets as needed)
Disturbance of area within the upland review area for the construction of a private roadway and single family homes. Piping of intermittent watercourse.

OFFICE ONLY CIRCLE TYPE
Rev: 2/04 (APPLICATION TYPES: PERMIT, BUFFER, CONCEPT, PERMITTED USE, REVISION, EXTENSION)
III-D. MISCELLANEOUS

1. 2019 Schedule of Meetings

Commissioner Kawalautzki motioned to accept the 2019 Schedule for 2nd Thursday of the month at 7:00 pm in Room 303 at City Hall. Commissioner Dunford seconded the motion.

A voice vote was taken; motion passed unanimously.

2. PERMIT-APPLICATION #17-14, TOWN CENTER AT SHELTER RIDGE – BRIDGEPORT AVENUE/MILL STREET/BUDDINGTON ROAD. RFQ Timetable Only.

- There are bids for hiring a Consultant for Inland Wetlands for the the application #17-14 Shelter Ridge.

Time Table: September 13 – pick up documents
          September 25 – responses are due by 11:00 am

3. Agent Reviewed Applications – None

IV. ADJOURNMENT

Commissioner Kawalautzki motioned to adjourn the Regular Meeting of the Inland Wetlands Commission. Commissioner Dunford seconded the motion.

A voice vote was taken; motion passed unanimously.

Commissioner Nappi adjourned the Regular Meeting of the Inland Wetlands Commission at 7:41 P.M.

Respectfully submitted,

Sophia V. Belade
Sophia V. Belade
Clerk – Inland Wetlands
1 tape available in Town Clerk’s Office