*** TAPE PLAYER FAILED***

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. BUSINESS MEETING

   III-A. PUBLIC COMMUNICATIONS

   III-B. OLD 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.

   2. PERMIT APPLICATION #18-20, HUNTINGTON WOODS LLC – 702 Bridgeport Avenue. Proposal to excavate detention pond located on watercourse to original specifications by removal of silt and weeds.

   3. PERMIT APPLICATION #18-21, THE RIDGE AT SAWMILL – 60 Beard Saw Mill Road. Proposal to construct an 89-Unit apartment complex with grading within upland review area and discharge of stormwater to a regulated area.

   4. PERMIT APPLICATION #18-22, JODLOWSKI/SZLAGA PROPERTY – 34 Federal Road. Proposal to install new septic and home addition within upland review area and stream crossing for installation of public water service to replace well.

   III-C. NEW BUSINESS

IV. MINUTES
September 11, 2018 Regular Meeting
October 25, 2018 Special Meeting

V. ADJOURNMENT
Chairman Zahornasky called the Regular Meeting of the Inland Wetlands Commission to order at 7:05 P.M.

I. PLEDGE OF ALLEGIANCE

All in attendance recited the Pledge of Allegiance.

II. ROLL CALL:

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
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<tbody>
<tr>
<td>Gary Zahornasky</td>
<td>Chairman</td>
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<td>Robert Dunford</td>
<td>Commissioner</td>
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<td>Michele Kawalautzki</td>
<td>Commissioner</td>
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<td>Ken Nappi</td>
<td>Commissioner</td>
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<tr>
<td>Jack Goncalves</td>
<td>Commissioner</td>
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<tr>
<td>Joseph Reilly</td>
<td>Commissioner</td>
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<tr>
<td>Charlie Wilson</td>
<td>Vice-Chairman</td>
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Also Present: John Cook, Staff

III. BUSINESS MEETING

III-A. PUBLIC COMMUNICATIONS - None

III-B. OLD 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.

WCEO REPORT
November 8, 2018

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.

STATUS: 1. Application received September 13, 2108
         2. 65-day clock to decide action or schedule public hearing expires November 16, 2018
         3. Conservation Commission report to P&Z no date rec’d via email 10/9/18
         4. Aquarion Letter rec’d. via email 10/9/18
         5. City Engineer Letter on revised plans dated 11/1/18

PLANS: BOOTH HILL ESTATES PHASE 2
Cover Sheet September 6, 2018
Subdivision Plan
Existing Conditions Plan Jan. 30, 2018 rev. 9/6/18
Orientation Plan
Grading & Utility Plan
Septic Testing & Design
Soil Erosion Control
Plan & Profile
Construction Details

COMMENTS: Staff believes the applicant has attempted to address the majority of concerns.

COMMENTS FROM OCTOBER: As briefly discussed at the last meeting the plan has been modified to design as a regular subdivision. The changes to a standard subdivision and provisions for a conservation easement along Booth Hill Road go a long way to minimize disturbance and enhance future protection of the small regulated area that runs parallel to Booth Hill Road and flows into the Far Mill Reservoir. Particular note to lots 6, 16, 17, 18.

However, there are still reservations expressed over the design of the discharge with 440’ +/- of piping. While this piping was approved with the earlier plan. I still raise the question that it may eliminate the flow that sustains the watercourse and wetland condition north of lot #6. It appears to essentially sever the hydraulic connection if not immediately, over time.

The Aquarion Water Company has concerns still with this design and recommends a larger detention basin. Is it possible to redesign the basin and its outflow parameters to utilize the existing watercourse and wetland corridor? But design the outflow to not amplify or aggravate the backyards of the two properties north of the subdivision.

If the detention basin design truly mitigates the increase of runoff from the subdivision it would appear the use of the existing watercourse should not be hindered.

Other than this concern the current plan minimizes regulated disturbance with future lot owners when compared compared to the earlier plan.
November 8, 2018

Gary Zahornasky, Chairman
Shelton Inland Wetlands Commission
City of Shelton
54 Hill Street – Third Floor
Shelton, CT 06484

Re: Booth Hill Estates – Phase 2

Dear Mr. Zahornasky,

In compliance with Public Act Number 06-53 of the Connecticut General Statutes, the Aquarion Water Company received revised plans dated October 25th 2018 of the above referenced application on October 29th, 2018. The site of the proposed project is within the watershed of Aquarion's Far Mill Reservoir, a public water supply for not only Shelton but surrounding communities.

Given the close proximity to Class 1 and Class 2 watershed land, Aquarion still supports the Shelton Conservation Commission’s recommendation to preserve the property in its undeveloped state given its important function in protecting water quality.

In review of the current application, Aquarion continues to have great concerns with the stormwater impacts from this proposal. In a previous letter, we/Aquarion recommended doubling the detention pond size to prevent any overflow. The current plans show that the proposed pond has been increased in size but the overflow structure and 24 inch discharge pipe continues to exist.

The piping is a potential threat to Aquarion's source water quality. Since the design of the detention pond is to collect run-off water from the site and catch basins along the 1000 foot roadway, 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.

Any approval for construction of the detention pond should require a landscape plan and its construction limited to the spring and summer growing season where immediate planting of grasses and other vegetation occurs to stabilize soil.

Aquarion also requests assurance that the City of Shelton or homeowners association if formed be responsible for annual inspection, maintenance, and repair of the proposed detention pond and piping if allowed to assure it functions as designed.
In addition, Aquarion recommends the City of Shelton Wetlands Commission request independent professional engineering and environmental reviews of this application.

Other comments and concerns are as follows;

1. Aquarion asks your commission require the incorporation of a wetland / watershed marker plate delineation which is important for communicating the sensitivity of the site and should include appropriate signage along the conservation easement, open space, and Class 1 and 2 land areas.

2. The roof and foundation drains that are piped into the wetland and watercourse are concerning. Aquarion continues to encourage low impact development practices while working in this environmentally sensitive location. Aquarion suggests that the applicant consider incorporating alternative designs that harvest and/or infiltrate rainwater by use of rain barrels, discharge to a rain garden, or vegetated filter strips.

3. Aquarion requests your commission verify each septic system meets the minimum fifty foot separating distance to the water course required by the Connecticut Public Health Code.

4. Aquarion requests the addition of stalked hay bales or hay wattles along with the proposed silt fence.

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

6. Aquarion may visit the site periodically during construction. Issues will be reported immediately and source protection staff will ask that any failed erosion and sedimentation controls be corrected.

7. 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 (203-445-7310). The phone numbers of both agencies should be prominently posted at the project site.

8. Aquarion views property owners in our watershed areas as valuable partners in helping protect water quality. As a condition of any approval, we ask your commission require the applicant and or listing agent notify the new owners in the subdivision that their home is in a drinking water supply watershed. Under the Public Health Code section 19-13-B102(b) Aquarion is required to conduct an annual survey of the watershed where an Aquarion Source Protection Inspector will assess each property to look for failing septic systems and other activities that threaten water quality. We also ask that each new homeowner is provided the attached flyer “Living in a Public Water Supply Watershed”. The role of our watershed neighbors is appreciated and essential in helping us maintain the quality of our source waters.
(Mr. Gary Zaborowsky, City of Shelton, November 8, 2018)

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 please feel free to contact me.

Sincerely,

George S. Logan
Director – Environmental Management

Enclosure

cc: John Cook, City of Shelton, Wetland Administrator
    Richard Schultz, City of Shelton, Planning and Zoning Administrator
    Jim Swift, P.E., ASLA
DEPARTMENT OF PUBLIC HEALTH
Drinking Water Section

Living in a Public Water Supply Watershed
Protecting the Watershed and Your Backyard

Both surface and groundwater sources are vulnerable to potential contamination from non-point source pollution (NPS), which unlike pollution from industrial and sewage treatment plants, comes from widely distributed sources such as highways, large parking areas or land that is prone to erosion. Non-point pollution is caused by rainfall or snowmelt moving over and through the ground. As the runoff travels through a drinking water source area, it picks up and carries away natural and human-made pollutants, which are deposited into lakes, rivers, wetlands, coastal waters, and underground sources of drinking water. Non-point source pollutant categories include:

- Sediment from improperly managed construction sites, crop and forest land, eroding stream banks and urban runoff;
- Fertilizers, herbicides, and insecticides from their use on agricultural lands and residential areas;
- Bacteria and nutrients from livestock, pet wastes, faulty septic systems and urban runoff;
- Oil, grease, and toxic chemicals from spills, releases, urban runoff and impervious surfaces and;
- Airborne pollutants from industrial and urban fallout.

Potential sources of non-point pollutants include agriculture and forestry operations, grazing, septic systems, recreational boating, urban and residential runoff, construction, physical changes to stream channels, and habitat degradation. Careless or uninformed household and yard management also contributes to non-point pollution problems. Non-point pollution is widespread because it can occur any time activities disturb the land or water.

The most common non-point pollutants are sediment and nutrients that wash into water bodies from agricultural land, construction sites, small and medium-sized animal feeding operations, and other areas of disturbance, including your backyard. Other common non-point pollutants include pesticides, pathogens (bacteria and viruses), salts, oil, grease, toxic chemicals, and heavy metals. Unsafe drinking water, destroyed habitat, fish kills, and many other severe environmental and human health problems can result from non-point pollutants. When non-point pollution occurs in the watershed of a public drinking water supply it may give rise to a number of conditions that can threaten the quality and quantity of drinking water and impact public health. Proactive pollution prevention of drinking water sources is Connecticut's first line of defense in providing safe drinking water.

The Department of Public Health Drinking Water Section (DWS) completed assessments of all public drinking water sources to identify and inventory potential sources of contamination that could adversely impact drinking water quality and safety. To view assessment reports and learn more about Connecticut's source water.
assessment program, visit our website at: http://www.ct.gov/dph

Public drinking water systems, local government and public health officials will be able to use the assessment reports to plan and direct drinking water source protection activities including: protective zoning regulations, land acquisition in critical source water areas, and the implementation of best management practices for the control of non-point pollution and the safe handling, storage and disposal of hazardous materials. If you live on or near a watershed of a public drinking water supply reservoir you should know where the watershed boundaries are located and follow the watershed protection guidelines listed below. Sensible backyard housekeeping and maintenance will help protect the watershed and your family’s well from unnecessary pollution.

How to Protect the Watershed and Your Family’s Well

Control Stormwater Runoff

- Keep litter, pet wastes, leaves, and debris out of the road and away from storm drains—these outlets drain directly to lake, streams, rivers, wetlands, and Long Island Sound.
- Apply lawn and garden chemicals sparingly and according to directions.
- Dispose of used oil, antifreeze, paints, and other household chemicals properly, not in storm drains or behind the stone wall. Support your Town’s efforts to establish a program for collecting household hazardous wastes.
- Clean up spilled brake fluid, oil, grease, antifreeze, and fuel. Do not hose them into the street where they can eventually reach local streams and lakes or contaminate groundwater.
- Control soil erosion on your property by planting ground cover and stabilizing erosion-prone areas.

If You Have a Septic System

- Pump out and inspect your septic system regularly. (Pumping out every three to five years is recommended for a three-bedroom house with a 1,000-gallon tank; smaller tanks should be pumped more often.)
- Do not use septic system additives. There is no scientific evidence that biological or chemical additives aid decomposition in septic tanks; some additives may in fact be detrimental to the septic system or contaminate groundwater.
- Do not divert gutters, storm drains or basement pumps into septic systems.
- Avoid or reduce the use of your garbage disposal because they add unnecessary solids to your septic system and can also increase the frequency your tank needs to be pumped.
- Don’t use your toilet as a trash can! Excess solids may clog your drainfield and necessitate more frequent pumping or costly repairs.

When You Landscape or Garden

- Select plants that have low requirements for water, fertilizers, and pesticides.
- Cultivate plants that discourage pests. Minimize grassed areas that require high maintenance.
- Preserve existing trees, and plant trees and shrubs to help prevent erosion and promote infiltration of water into the soil.
Commissioner Dunford motioned to approve 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; 3 in favor, 1 abstain.

Motion passed 3-1.

2. PERMIT APPLICATION #18-20, HUNTINGTON WOODS LLC – 702 Bridgeport Avenue. Proposal to excavate detention pond located on watercourse to original specifications by removal of silt and weeds.

WCEO REPORT
November 8, 2018

PERMIT-APPLICATION #20, HUNTINGTON WOODS LLC – 702 Bridgeport Avenue. Proposal to excavate detention pond located on watercourse to original specifications by removal of silt and weeds.

STATUS: 1. Application received October 25, 2018
2. 65-day clock to decide action or schedule public hearing expires December 15, 2018
PLANS: SPLIT ROCK CORNER
Site Plan Pond Maintenance Oct. 2, 2018

COMMENTS: No further than that stated at the October proceeding and the application is in order for action.

COMMENTS: Similarly, as with some of the other detention basins along Bridgeport Avenue the plan is to go into the pond and remove vegetation and sediment to original specifications that was approved by the Commission when the site was developed.

As this pond was constructed not only on an active watercourse, the system is does receive a variety of runoff from surrounding urban development. The small pond constructed on this system in addition to some engineering function does also provide an aesthetic component when patrons enter the site from Bridgeport Avenue so the restoration in this regard is important to the owner to allow continued function of the fountain feature.

Recommend receipt for review.

Commissioner Kawalautzki motioned to approve PERMIT APPLICATION #18-20, HUNTINGTON WOODS LLC – 702 Bridgeport Avenue. Proposal to excavate detention pond located on watercourse to original specifications by removal of silt and weeds. Commissioner Dunford seconded the motion.

A voice vote was taken; 3 in favor, 1 abstain.
Motion passed 3-1.

3. PERMIT APPLICATION #18-21, THE RIDGE AT SAWMILL – 60 Beard Saw Mill Road. Proposal to construct an 89-Unit apartment complex with grading within upland review area and discharge of stormwater to a regulated area.

Mike O’Bymachaw
Professional Engineer was present for the applicant.

WCEO REPORT
November 8, 2018

PERMIT-APPLICATION #21, THE RIDGE AT SAWMILL – 60 Beard Saw Mill Road.
Proposal to construct an 89-Unit apartment complex with grading within upland review area and discharge of stormwater to a regulated area.

STATUS: 1. Application received October 25, 2018
2. 65-day clock to decide action or schedule public hearing expires December 15, 2018
3. City Engineer letter

PLANS: HAWKS LUXURY RENTALS, LLC
Grading and Utility Plan Oct. 2, 2018
Soil Erosion Control Plan *

COMMENTS: No further than that stated at the October proceeding pending any concerns established by City Engineer if any.

COMMENTS: The proposed plan is a different user and use; assisted living versus private apartments, and the layout has more regulated activity than the one previously considered by the Commission several years ago. As the original business plan was not executed the property owner has developed his own plan for this apartment complex.

It is this particular plan that has been designed with more disturbance within the upland review area for grading and parking. Because the increased grading work is a direct product of this particular design staff in standard fashion is to question why a design was not investigated to maintain the same work as the commission previously considered. Copies of drainage analysis has just arrived 10.9.18 and will forwarded to City Engineer for review.
Recommend receipt for review.

Commissioner Kawalautzki motioned to approve PERMIT APPLICATION #18-21, THE RIDGE AT SAWMILL – 60 Beard Saw Mill Road. Proposal to construct an 89-Unit apartment complex with grading within upland review area and discharge of stormwater to a regulated area with conditions: (1) Subject to City Engineer recommendations and (2) DOT approval. Commissioner Dunford seconded the motion.

A voice vote was taken; 3 in favor, 1 abstain.

Motion passed 3-1.

4. PERMIT APPLICATION #18-22, JODLOWSKI/SZLAGA PROPERTY – 34 Federal Road. Proposal to install new septic and home addition within upland review area and stream crossing for installation of public water service to replace well.

WCEO REPORT
November 8, 2018

PERMIT APPLICATION #18-22, JODLOWSKI/SZLAGA PROPERTY – 34 Federal Road. Proposal to install new septic and home addition within upland review area and stream crossing for installation of public water service to replace well.

STATUS: 1. Application received October 25, 2018
2. 65-day clock to decide action or schedule public hearing expires December 15, 2018

PLANS: IMPROVEMENT LOCATION SURVEY
Tomasz Jodlowski & Joanna Szlaga – 34 Federal Road
Oct. 7, 2017 rev. October 4, 2018

COMMENTS: No further than that stated at the October proceeding and the application is in order for action.

COMMENTS: This homeowner application provides for three regulated activities to this modest ranch home of 950 SF. The first is the construction of a home addition. A portion of the addition is within the upland review limit of the watercourse. The second is a new septic system. A portion of the new system is within the upland review limit of the watercourse. The third regulated activity is the installation of a water service to provide public water and to abandon the existing well.

The addition complies with the standards for wetland upland review that are flagged just beyond the property line. The three regulated activities proposed are all within yard spaces created with the home was constructed approximately 60-years ago.

Recommend receipt for review.

Commissioner Kawalautzki motioned to approve PERMIT APPLICATION #18-22, JODLOWSKI/SZLAGA PROPERTY – 34 Federal Road. Proposal to install new septic and home addition within upland review area and stream crossing for installation of public water service to replace well as submitted. Commissioner Dunford seconded the motion.

A voice vote was taken; 3 in favor, 1 abstain.

Motion passed 3-1.

III-C. NEW BUSINESS

III-D. MISCELLANEOUS
IV. MINUTES
September 11, 2018
October 25, 2018

Commissioner Kawalutzki motioned to approve the minutes of September 11, 2018 and October 25, 2018. Commissioner Dunford seconded the motion.

A voice vote was taken; 3 in favor, 1 abstain.

Motion passed unanimously.

V. ADJOURNMENT

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

A voice vote was taken; motion passed unanimously.

Chairman Zahornasky adjourned the Regular Meeting of the Inland Wetlands Commission at 7:40 P.M.

Respectfully submitted,

Sophia V. Belade
Sophia V. Belade
Clerk – Inland Wetlands