I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. BUSINESS MEETING

III-A. PUBLIC COMMUNICATIONS

III-B. OLD BUSINESS

1. PERMIT-APPLICATION #19-02, WEYBOSSET STREET HOUSING DEVELOPMENT-WEYBOSSET STREET. Proposal to create a 4-lot residential development from 5 parcels on a paper street involving wetland fill for driveway construction and disturbance for sewer line installation and construction and grading within upland review area.

2. PERMIT-APPLICATION #19-03, RIVER ROAD TOWNHOUSE DEVELOPMENT – 85/97 RIVER ROAD. Proposal to create a 36-unit residential townhouse development involving driveway construction within upland review area and installation of a detention pond and stormwater level spreader system within upland review area that overflows to a regulated area.

III-C. NEW BUSINESS

1. PERMIT-APPLICATION #19-05, GARCIA PROPERTY – 230 WALNUT TREE HILL ROAD. After the fact proposal to maintain fill, patio, and retaining wall within upland review area to Walnut Tree Hill Brook and propose future pool location.

III-D. MISCELLANEOUS

1. PERMIT-APPLICATION #19-04, CASTILLO PROPERTY – 24 NORTH STREET. Agent reviewed application to construct a home addition within upland review area to watercourse and wetland regulated area.

IV. MINUTES

March 14, 2019 Regular

V. ADJOURNMENT
Chairman Zahornasky called the Regular Meeting of the Inland Wetlands Commission to order at 7:15 P.M.

I. PLEDGE OF ALLEGIANCE

All in attendance recited the Pledge of Allegiance.

II. ROLL CALL:

Gary Zahornasky, Chairman
Michele Kawalutzki, Commissioner
Ken Nappi, Commissioner
Joseph Reilly, Commissioner
Charlie Wilson, Vice-Chairman

Excused:
Robert Dunford, Commissioner
Jack Goncalves, Commissioner

Also Present:
John Cook, Staff

III. BUSINESS MEETING

III-A. PUBLIC COMMUNICATIONS - None

III-B. OLD BUSINESS

1. PERMIT-APPLICATION #19-02, WEYBOSSET STREET HOUSING DEVELOPMENT-WEYBOSSET STREET. Proposal to create a 4-lot residential development from 5 parcels on a paper street involving wetland fill for driveway construction and disturbance for sewer line installation and construction and grading within upland review area.

Applicant requested an extension from the Commission.

Commissioner Reilly motioned to grant the applicant a 65-day extension. Commission Kawalutzki seconded the motion.

A voice vote was taken, motion passed. 4-0-1, Commissioner Nappi abstained.
PERMIT APPLICATION #1-02, WEYBOSETT STREET RESIDENTIAL DEVELOPMENT HEIGHTS – UNIMPROVED PORTION OF WEYBOSETT STREET. Proposal to create a 4-lot residential development involving discharge of stormwater and construction and grading within upland review area.

STATUS: 1. Application received February 14, 2019
2. First discussion March 14, 2019
3. 60-day clock to decide action or schedule public hearing expires April 20, 2019
4. Extension Request received via email April 10, 2019 for 60-days to June 24, 2019

PLAN: ALFONSO CAMMAROTA
Feasibility Study Map Dec, 6, 2016

COMMENTS: An email request was received for a 60-day extension. The applicant wishes to discuss the engineering issues and concerns before returning before the Commission.

COMMENTS FROM MARCH: This proposal is submitted as a modified development plan from that submitted the end of 2017. The Commission recalls that plan was denied without prejudice. The earlier plan consisted of 5 homes, road extension with cul-de-sac within regulated area, and encroachment onto land not owned by the Shelton Land Conservation Trust.

The current plan before the Commission consists of 4 homes, some common driveway construction within regulated area, common sewer line installation to existing manhole structure pavement leak off to regulated area and home construction within upland review area. Also proposed are evergreen retaining wall constructions to further limit grading encroachment within regulated areas.

The plan submitted should not be considered a fully engineered site plan through a number of engineered aspects are within it. It is not submitted along with a A-2 survey, includes both the 5 parcels from the circa 1932 subdivision and half of the 1994 abandonment of “Forest Avenue” ROW. The purpose as a feasibility plan is to determine if there is sufficient likelihood of a favorable outcome between the Inland Wetlands Commission, and Board of Aldermen without having to incur further or excessive cost without a possibility of a favorable outcome.

The redesign attempts to reduce regulated activity by the following:
1. No road construction is proposed, driveway construction only as the access leaves the existing Weybossett Street pavement.
2. Evergreen retaining wall construction to reduce pavement within and adjacent to the regulated area.
3. Combined sanitary sewer connection to the existing sewer line rather than four individual lines. Several points worthy of discussion involve the following though understandably if there is an unlikely favorable position to consider this proposal the applicant would not want to incur the cost of generating the additional costs:
   a. Other utility structures specifically gas & water; where located and what are impacts?
   b. Storm water drainage both road and driveway leak off and roof and foundation drainage where located and how to be handled?
   c. Since the sewer lines are proposed as combined can they be designed to discharge to the manhole structure back at the existing Weybossett versus connection into the structure more or less in the wetland portion of the existing line? No elevation demonstrates if the grades work properly.
   d. There is no detail for the retaining wall design.
   e. Is winter plowing expecting to always push material into regulated area? If not, how is it to be handled?
April 4, 2019

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

Re: Extension of Weybosset Street; Feasibility Study Map dated Dec. 06, 2018

Dear Mr. Cook:

This office has reviewed the above referenced application to extend Weybosset Street from its current terminus and construct four homes and private access driveway.

This undeveloped section of Weybosset Street does not support any development due to the extensive wetlands as well as being the headwaters to Ivy Brook. Any development of this area would be detrimental to Ivy Brook.

In regards to the roadway plan submitted, this proposal is unacceptable as it has major deficiencies and does not meet City design standards. The deficiencies are as follow:

- Plan fails to show Ivy Brook, located east of project’s southern limit.
- Lots have no frontage on paved City street.
- No indication of how runoff from pavement and roofs will be handled.
- No stormwater runoff calculations submitted.
- Access and utility easement construction will impact wetlands.
- Anti-tracking pad is located in wetlands.
- Wetlands limits not delineated after Pit #18. Please expand limits to extend past all proposed construction.
- Existing skid road should not terminate within tracking pad.
- Construction of evergreen wall should be located entirely on private property.
- Utility poles not shown.
- Water main and proposed services not shown.
- End of existing pavement not shown.
- Hammked or cul-de-sac should be included in design.

This office strongly recommends this application be denied due to the negative impact this proposal would have on the natural resources of the area, and the deficiencies cited.

Very truly yours,

Rimas J. Balalyte
Assistant City Engineer

cc: Ken Nappi, Planning & Zoning Administrator
Paul Cinquanto – Director of Public Works
George Stachowicz – Superintendent of Highway & Bridges
Street Committee, BOA
Shelton Land Conservation
File: Weybosset Street – Paper Street
2. PERMIT-APPLICATION #19-03, RIVER ROAD TOWNHOUSE DEVELOPMENT – 85/97 RIVER ROAD. Proposal to create a 36-unit residential townhouse development involving driveway construction within upland review area and installation of a detention pond and stormwater level spreader system within upland review area that overflows to a regulated area.

Manny Silva
Rose Tiso & Co

Here to represent the applicant Key Development. He stated that he did his presentation at the previous meetings and is here tonight to go through what was needed by the City Engineer. He stated that he did not have a letter from the City Engineer as of yet stating that what was suggested has indeed been in compliance. He stated that he has completed some of the minor changes that were suggested by Staff. One of the issues was to split up and separate the utilities that are running through the road. Another was to adjust the calculations to include the rock cut as to indicate impervious area. The control structure was
reconfigured a bit differently. The whole size has been modified a bit. There are still reductions in all the storm events. It’s as follows:

- Just under 1% for the 5 year storm
- 4% for the 10 year
- 2.5% for the 25 year
- 11% deduction for the 15 year
- .7% for the 100 year

That’s for the existing conditions. Due to this being a rock cut and drainage at the bottom it’s considered an impervious area because of the rock cut. This currently should infiltrate some water as its conveying the water also into the pond, but with the additional runoff, our pond is big enough to accommodate that.

John Cook stated that just south of this site it was the extension of Richard Boulevard back about 10 years, there was a spring at the turn of Richard Boulevard, in the event in the rock that you actually open up a spring. How will this be impacted? Mr. Silva stated that it’s clean water they could create new infiltration waterway once they determine how much water is coming out of there or they could bypass it back into the brook. Not sure until they run into this, he feels he won’t run into this because if seems that there is an isolated knob. Due to the fact that they are cutting into so there is no continued grade behind it.

John Cook also commented that from last month’s meeting if the applicant would expand on the narrative on the erosion control plan. There should be a more true narrative on the revised plans given the severity of the plan. They will be doing phasing on this site which has all the diversions berms and sedimentations.

John Cook stated that the applicant should submit a copy of the revised drainage report to the Commission to have on record as well as the March 27 plans should be presented to this Commission.

Vice Chairman Wilson motioned to PERMIT-APPLICATION #19-03, RIVER ROAD TOWNHOUSE DEVELOPMENT – 85/97 RIVER ROAD. Proposal to create a 36-unit residential townhouse development involving driveway construction within upland review area and installation of a detention pond and stormwater level spreader system within upland review area that overflows to a regulated area, subject to the City Engineer report. Commissioner Kawalutzki seconded the motions.

A voice vote was taken; motion passed 4-0-1, Commissioner Nappi abstained.
WCED REPORT  
March 14, 2019

PERMIT-APPLICATION #19-03, RIVER ROAD TOWNHOUSE DEVELOPMENT – ER97
RIVER ROAD. Proposal to create a 4-lot residential development involving discharge of
stormwater and construction and grading within upland review area.

STATUS:  1. Application received February 14, 2019
2. 65-day clock to decide action or schedule public hearing expires April 20, 2019
3. Reports from office of City Engineer recommend tabling

   a. February 26, 2019 to IW
   b. February 27, 2019 to PIZ

PLANS: RIVER ROAD TOWNHOUSE DEVELOPMENT
Lot Line Adjustment Map  10.2.18
Site Plan  1.10.19 Rev. 3.14.19
Grading & Utility Plan  *  *
Soil Erosion Control Plan SP-3a  *  *
Soil Erosion Control Plan SP-3b  *  *
Landscape Plan  *  *
Details SP-5, SP-6, SP-7  *  *
Profiles PP-1 & PP-2  *  *

COMMENTS: A review of the plans submitted March 14, 2019 indicate a number of measures
have been provided to respond to IW staff comments. Additional expansion on the Erosion
Control narrative is needed. See note 4 from March report.

It is unclear if the engineering department is satisfied that the comments in their reports of
February 26 & 27, 2019 are adequately addressed.

COMMENTS FROM MARCH: Reports have been received from the office of the City
Engineer. Note there are two, one to IW and one to PIZ. Both are referenced as some
overlapping areas of concern exist. Most important within them is the recommendation to table
action until deficiencies are addressed.

Staff offers the following additional comments and points.
1. Due to the severe grades it may be prudent to develop a separate E&S Plan sheet with
temporary measures, stockpiles of overburden, shot rock, top soil, other materials and
efforts, etc.
2. Prepare a profile of the level spreader discharge system to demonstrate its position as it
relates to existing field grade. The function of this measure is critically dependent on
proper horizontal installation.
3. Given the proximity of the site to the Housatonic River or the tributary feeder stream, has
verification by office of City Engineer of the detention aspects of the plan been verified
as a necessity? Can sufficient control be established by infiltration galleries?
WCEO REPORT
March 14, 2019

PERMIT-APPLICATION #19-03, RIVER ROAD TOWNHOUSE DEVELOPMENT – 85/97
RIVER ROAD

4. Expand E&S Narrative to address basin construction, spreader installation, temporary measures, and phasing. At what level of completion should these facilities be operation before unit construction starts? How to address building construction, numbering of buildings, which starts first, etc.?

5. Detail shows 2’ deep minimum sumps in catch basins. Four foot deep is considered pretty much standard. If ledge is encountered twin 2’ sumps may be acceptable to provide the sediment capture volume.

6. Suggest removal of the details on the bottom of sheet SP-2 & SP-3 to show the entire parcel. Place the details on the detail sheets.

7. With 40'-45' cuts shown with 1:1 slope, how to verify the upper limit of the cut slope? How verify stability of 1:1 slope to backs of buildings as it relates to control of soil discharge to basin? No landscaping or seeding is provided to stabilize this slope. How will plan change depending on angle of ledge encountered or deeper overburden is encountered?

8. Provide cross section through basin from West to East from stream centerline through WL #11.
April 11, 2019

INLAND WETLANDS
REGULAR MEETING MINUTES

March 14 2019

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

Re: 85 River Road, Townhouse Development;
1) Drawings SP-1 through SP-6
2) Drawings PP1, PP2 Profile Plans
3) Site Engineering Design Report Dated January 10, 2019

Please be advised that we have reviewed the above-mentioned plans, and review letter by the Conservation Commission. The Petitioner is to identify and respond, in writing, to each of the items noted below should additional reviews be desired.

1) Outdated details/notes citing CI DOT Form 816.

R. DOT notes have been updated to Form 817

2) Substantial grading and construction activities occurring within 50' upland review limits.

R. The grade with in the 50 is primarily the entry driveway, a truck turn around area and the new retention pond.

3) All catch basin must have 4' curbs.

R. The catch basin detail on SP-5 and SP-6 has been revised to 4 foot sumps.

4) Change subsurface level spreader detail language to: "place to a depth as directed by the Design Engineer." Test pits should be performed to determine optimal placement.

R. Language has been revised on detail on SP-2, test pits will be conducted prior to construction.

5) Verify size of outlet pipe on outlet structure detail leading to 12" level spreader.

R. The outlet pipe on the control structure detail has been revised to a 12-inch pipe.
III-C. NEW BUSINESS

1. PERMIT-APPLICATION #19-05, GARCIA PROPERTY – 230 WALNUT TREE HILL ROAD. After the fact proposal to maintain fill, patio, and retaining wall within upland review area to Walnut Tree Hill Brook and propose future pool location.

Accepted for review; concerns regarding placement of pool.
SHELTON INLAND WETLANDS COMMISSION
APPLICATION FOR PERMIT

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

1. APPLICATION NAME:
2a. APPLICANT: Eliu Garcia
   CONTACT NAME: (If applicant is a company) Same
   ADDRESS: 256 WALNUT TREE HILL RD, SHELTON CT 06484
   TEL: _______ FAX: _______ CELL: 203-762-3648 EMAIL: 
   APPLICANT SIGNATURE & DATE: 

2b. RECORD OWNER:
   CONTACT NAME: (If owner is a company) Same
   ADDRESS: 
   TEL: _______ FAX: _______ CELL: _______ EMAIL: 
   OWNER SIGNATURE & DATE: 

2c. AGENT NAME:
   CONTACT NAME: (If agent is a company) Lewis Associates
   ADDRESS: 
   TEL: 203-261-3648 FAX: _______ CELL: _______ EMAIL: 
   AGENT SIGNATURE & DATE: 

3. PARCEL INFORMATION:
3a. STREET NUMBER & STREET NAME: 256 WALNUT TREE HILL RD
3b. AREA (acres): 0.320
3c. TAX MAPLOT #: 8618-8
3d. ZONE CLASS #: R-1

4. REGULATED AREA & ACTIVITY QUESTIONS (Provide table with totals if multiple areas are involved)
4a. AREA OF WETLANDS/WATERCOURSES ON PROPERTY: 0.05 (in acres)
4b. AREA OF WETLANDS/WATERCOURSES ALTERED: 0 (in acres)
4c. AREA OF DISTURBANCE WITHIN BUFFER/UPLAND: 0.09 (in acres)
4d. AREA RESTORED, ENHANCED OR CREATED: 0 (in acres)
4e. NUMBER OF STORMWATER DISCHARGE POINTS: 0

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)
   Land Creation to 25 feet from brook. Driveway construction with wall to be completed within 30 days review any.

OFFICE ONLY CIRCLE TYPE:
Rev. 204 (APPLICATION TYPES: PERMIT, BUFFER, CONCEPT, PERMITS-USE, REVISION, EXTENSION)
III-D. MISCELLANEOUS

1. PERMIT-APPLICATION #19-04, CASTILLO PROPERTY – 24 NORTH STREET. Agent reviewed application to construct a home addition within upland review area to watercourse and wetland regulated area.

Agent reviewed.

IV. MINUTES

March 14, 2019 Regular

Commissioner Kawalutzki motioned to approve the minutes of February 14, 2019. Vice Chairman Wilson seconded the motion.

A voice vote was taken; motion passed 4-0-1, Commission Nappi abstained.

V. ADJOURNMENT

Commissioner Kawalutzki motioned to adjourn. Commissioner Reilly seconded the motion.

A voice vote was taken; motion passed unanimously.

Chairman Zahornasky adjourned the meeting at 7:39 pm.

Respectfully submitted,

Sophia V. Belade
Clerk – Inland Wetlands

1 tape available in Town Clerk’s Office