

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. **NEED ANOTHER EXTENSION, APPLICANT WITHDRAWAL, OR WITHDRAW OR DENY WITHOUT PREJUDICE.**
2. 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-C. NEW BUSINESS

III-D. MISCELLANEOUS

IV. MINUTES

April 11 Regular

V. ADJOURNMENT

CITY OF SHELTON
TOWN CLERK

2019 JUN 25 A 8: 25

Margaret S. Fitzgerald



CITY OF SHELTON
INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
Thursday, June 13, 2019
7:00 P.M., Room 302

Chairman Zahornasky called the Regular Meeting of the Inland Wetlands Commission to order at 7:10 P.M.

I. PLEDGE OF ALLEGIANCE

All in attendance recited the Pledge of Allegiance.

II. ROLL CALL:

Gary Zahornasky, Chairman
Robert Dunford, Commissioner
Michele Kawalautzki, Commissioner
Ken Nappi, Commissioner

Excused:

Jack Goncalves, Commissioner
Joseph Reilly, Commissioner
Charlie Wilson, Vice-Chairman

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 submitted email to withdraw.



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

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WCEO REPORT
June 13, 2019

PERMIT-APPLICATION #19-02, WEYBOSSETT STREET RESIDENTIAL DEVELOPMENT HEIGHTS – UNIMPROVED PORTION OF WEYBOSSETT 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. 65-day clock to decide action or schedule public hearing expires April 20, 2019
 4. Extension Request received via email April, 10, 2019 for 65-days to June 24, 2019

PLANS: ALFONSE CAMMAROTA
Feasibility Study Map Dec. 6, 2018

COMMENTS: A telephone call from the applicant confirms he may likely withdraw his application without penalty. There are significant engineering issues with his current plan. He plans to contact our office sometime Tuesday, June 11, 2019.

COMMENTS FROM APRIL: An email request was received for a 65-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 nif 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 though 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.

**WCEO REPORT
June 13, 2019**

PERMIT-APPLICATION #19-02, WEYBOSSETT STREET RESIDENTIAL DEVELOPMENT HEIGHTS – UNIMPROVED PORTION OF WEYBOSSETT STREET.

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 data:

- 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?

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2. 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.

Discussion regarding where the applicant wants to install the pool. There has been upgrades to the house so there is limited space that will not encroach on the wetlands. There were expansions that impacted along the stream corridor which could have been minimized had the applicant come before the board first.

Commissioner Kawalautzki 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 with the condition that plantings take place and also that no construction take place in that area without coming back to Wetlands.

A voiced vote was taken; motion passed 3-1, Commissioner Nappi abstained.



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WCEO REPORT
June 13, 2019

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. Clock expires action needed.

STATUS: 1. Application received April 11, 2019
2. 65-day clock to decide action or schedule public hearing expires June 15, 2019

PLANS: 230 WALNUT TREE HILL ROAD
SITE PLAN April 2, 2019

COMMENTS: The application has been submitted after the fact to sustain the work executed by the landowner down without benefit of a wetland permit and conducted after it was explained by staff that application for permit was needed before conducting said work. A complaint had been received by downstream landowner from sediment loading from the grading work in and around the trees without benefit of sediment controls. Photo attached from September 2018 demonstrates this condition.

The gist of the work pertaining to this office is the filling and grading, patio and drive construction within the upland review area of Walnut Brook. An extensive review of old aerial photos indicates the watercourse was probably relocated years ago from a location closer to the dwelling than its present location. This facet at least partially causes some of the flooding near the dwelling during high water flows. It is not so much that the work is significant but by building a patio wall to a height of 5' will tend to push high flood water westerly against the opposite side of the stream and may lead to scour erosion. The plan is somewhat misleading in that it indicates a 3.8' high wall at the patio. However, that is from the patio height not the daylight grade height therefore an actual height of 8.8' exists. This wall will likely be extended to complement the proposed walk area.

Staff offers these principal comments and recommendations though not substantially concerned with the request overall.

1. The applicant should provide for supplemental landscaping with trees and shrubs between the stream and retaining wall and walk areas. Photo attached from September 2017 prior to ownership demonstrates the fairly extensive vegetation adjacent to the stream which has been cleared.
2. There appears little room to install a future pool in the area indicated and recommend it be deleted from consideration as the owners' own photos show the area is frequently inundated by high water during storm events.
3. As retaining walls can effectively channelize or redirect high water flows during storm events the stage may be set to create a scour on the opposite side of the stream. If this occurs the Commission may retain the right to require measures to stabilize such a condition to protect downstream landowners who may be saddled with sediment loading due to channel scour.

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4. Lastly the southerly URA between Walnut Brook and Walnut Tree Hill Road has been much more heavily wooded however, the owner has gone in and out between trees with machinery and loaming and lawn creation. While initially this work may have no caustic impact but root compaction and root zone overall can easily result with premature loss of the trees in this area of concern. Depending on this compaction, fill and possible root damage, trees may last indefinitely, years before decline, or decline within a year or two with the result being no remaining treed corridor along the brook. Staff is not recommending a monitoring program but it may be prudent to provide understory trees within the upland review area as a proactive approach to the area in question.







III-D. MISCELLANEOUS

IV. MINUTES

April 11, 2019 Regular

Commissioner Dunford motioned to approve the minutes of February 14, 2019. Commissioner Kawalutzki seconded the motion.

A voice vote was taken; motion passed 3-0, Commission Nappi abstained.

V. ADJOURNMENT

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

A voice vote was taken; motion passed unanimously.

Chairman Zahornasky adjourned the meeting at 7:37 pm.

Respectfully submitted,

Sophia V. Belade

Sophia V. Belade

Clerk – Inland Wetlands

1 tape available in Town Clerk's Office