

**1. PLEDGE OF ALLEGIANCE**

**2. ROLL CALL**

**3. BUSINESS MEETING**

**3-A. PUBLIC COMMUNICATION**

**3-B. OLD BUSINESS**

1. PERMIT-APPLICATION #19-09, NICHOLS PLACE – 413 NICHOLS AVENUE.  
Proposal to create an 18-lot DRD residential development involving wetland fill and upland review disturbance and discharge of stormwater to a regulated area for roadway and home construction.

**3-C. NEW BUSINESS**

1. PERMIT-APPLICATION #20-01, SPRINT TELECOMMUNICATIONS – 605 HUNTINGTON STREET. Proposal to install a telecommunication line in a conduit within a regulated area and upland review area.

**3-D. MISCELLANEOUS**

1. PERMIT-APPLICATION #19-08, J&N ENTERPRISES INC – MAPLE LANE MAP 47 – LOT 75. Proposal to construct single family dwelling within upland review area.

**4. MINUTES**

1. January 8, 2020 Regular

**5. ADJOURNMENT**



**CITY OF SHELTON  
INLAND WETLANDS COMMISSION  
REGULAR MEETING MINUTES  
Thursday, February 13, 2020  
7:00 PM, Room 305**

Vice Chairman Wilson called the Regular Meeting of the Inland Wetlands Commission to order at 7:03 PM.

**I. PLEDGE OF ALLEGIANCE**

All in attendance recited the Pledge of Allegiance.

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

Excused: Joseph Reilly, Commissioner  
Gary Zahornasky, Chairman

Also Present: John Cook, Staff

**3. BUSINESS MEETING**

**3-A. PUBLIC COMMUNICATION**

**3-B. OLD BUSINESS**

1. PERMIT-APPLICATION #19-09, NICHOLS PLACE – 413 NICHOLS AVENUE.  
Proposal to create an 18-lot DRD residential development involving wetland fill and upland review disturbance and discharge of stormwater to a regulated area for roadway and home construction.

Jim Swift  
Professional Engineer/Landscape Architect

The application was accepted last month and the property borders Trumbull on Nichols Avenue. It's roughly 90% wooded area with an existing house. Its in a residence district which allows them to reduce the lot sizes. They are proposing a road on Nichols Avenue. They are focusing on open space, there's a major watercourse in the back and a very large open space back there that borders Trumbull with Shelton. John Cook and Jim Swift walked the property, there is a disturbed wetland from many years ago.

On the site design it will have septic system and city water. They are addressing all of the pre-construction runoff. These will be private roads, that's part of the design proposal. It's the activeness to the City because the amount of open space goes up significantly.

From Planning & Zoning there are some small changes, the open space parcel will be a little bit bigger. The disturbance line on one of the lots will now be the boundary line of open space.

John Cook stated that from the comments from January, the private road vs public has since been addressed. The revised plans should address the upland limit of subdivision and profile plan and help verify those regulate activities. Indication of the foundation of roof drains and discharge for lots 1-4. Investigate a septic system to lot 2 to create space and flexibility to the regulated area. Most importantly there was no need to warrant further investigation of the small area that could or could not be a vernal pool.

There was a report that was received by the City Engineer that afternoon.

The applicant addressed the issues that were outstanding. The concern was that the drains would be discharged through the wetlands and the applicant assured they would not. Lot 3 has access to storm drainage.

Commissioner Nappi stated that the proposed detention basin pond should be located on other than city open space. Mr. Swift replied since it's a private road with an association not sure if there is a difference if they took the pond and put in on a private lot. If this was a conventional subdivision that would take that detention pond out of the responsibility of the city but it would put in on private ownership as well as the maintenance. Since this is an association of a private road, the association owns the maintenance anyway. That's the benefit that the city would experience.

Commissioner Nappi asked that the roadway is proposed at 50' from the wetland. Mr. Swift replied yes, that's acknowledged on the application forms. We found a spot that we could have a viable septic system, there's a setback to the rear property line for the septic system, there's a setback at the rear house of 50' and then a frontside setback. Now we have a curtain drain in the road, so 50' back. The point I'm making is that I tried to take all these into consideration and came up with the best plan I could. Even though it looks like things can get moved, it will be tight.

Commissioner Nappi stated that the construction of the detention pond within the wetland. Mr. Swift replied it is within the wetland that we're asking the Commission to let us disturb and the reason is that the justification for that wetland is that I believe it was a restoration. It was flagged as a wetland soil. We feel that we'd like to use that area to get a different pond going, I'd like to have the bottom of the detention ponds enter the ground water system and it's a "dry pond" because of the outlet and the pipe is at the bottom of the pond, having said that we have a very wet bottom. Once I know that the bottom of that detention pond is at or near the ground water system, pretty much all my ponds have these plantings on the outside edge. Once I guarantee that there's ground water down there, I'm comfortable putting sedges all the way around the outside to make a natural growth pattern.

John Cook stated I have no problems with that but what is the width of that pocket that you're proposing to eliminate. Mr. Swift replied about 30-35', probably the size of this office. John Cook also stated that while it was saturated because of the time of season, one of the things to look for in a vernal pool is presence of standing water for some period of time, and there wasn't any of that that existed.

Commissioner Nappi stated another thing and I'm sure you will correct is that the water main is not showing in the profile. Mr. Swift stated yes. Commissioner Nappi continued, detail of water quality vortex structure is missing. Mr. Swift replied we can certainly provide you the details. Commissioner Nappi also stated that the Engineers report states that the extension plan only shows the extension of the southerly water main. The Engineering report indicates the connection to water main northern end of project as well. Mr. Swift replied going southerly we have a little bit of a distance, on the northern end you're just off the sheet. I will provide additional document to show that. Commissioner Nappi stated so that it looks like we're in agreement with the information that you are going to provide us.

He continued, just a few comments on the planning point of view, is because it's 500' of the town line, we had to submit to the adjoining town the mutual planning association notification that this development is coming. This has also been forwarded to Conservation.

**Commissioner Dunford motioned to approve PERMIT-APPLICATION #19-09, NICHOLS PLACE – 413 NICHOLS AVENUE. Proposal to create an 18-lot DRD residential development involving wetland fill and upland review disturbance and discharge of stormwater to a regulated area for roadway and home construction with the stipulations that the Engineer's, Staff's and the maintenance plan comments be addressed. Commissioner Kawalautzki seconded the motion.**

**A voice vote was taken; motion passed. 3 in favor, Commissioner Nappi abstained.**

### **3-C. NEW BUSINESS**

**1. PERMIT-APPLICATION #20-01, SPRINT TELECOMMUNICATIONS – 605 HUNTINGTON STREET. Proposal to install a telecommunication line in a conduit within a regulated area and upland review area.**

Staff spoke with the representative for the applicant, this is where Aquarion has a large water tank in the middle of the property and an existing driveway, their goal is to install a 3" schedule 40 pvc pipe to provide for conduit for their signalization and communication line. Once installed it will be restored back to its original condition. Yes, it's going through the upland review area but otherwise they would have to dig up the driveway and redo a culvert which would be more involved. They're going in with a simple trench, putting in a conduit and then run their communication lines. This is new business; an application is in order. When the tank was put in years ago, they crossed over the driveway and this will be off the side of it, along side of it on a cross culvert with their trench.

**Commissioner Nappi motioned to accept PERMIT-APPLICATION #20-01, SPRINT TELECOMMUNICATIONS – 605 HUNTINGTON STREET. Proposal to install a telecommunication line in a conduit within a regulated area and upland review area. Commissioner Dunford seconded the motion.**

**A voice vote was taken; motion passed unanimously.**

### **3-D. MISCELLANEOUS**

**1. PERMIT-APPLICATION #19-08, J&N ENTERPRISES INC – MAPLE LANE MAP 47 – LOT 75. Proposal to construct single family dwelling within upland review area.**

This is an existing lot created many decades ago, it's a pre-existing non-conforming lot, there's a low line area on the back. Spoke with the applicant to flag a small area in the rear of the lot and would minimize the encroachment on this small parcel the applicant is going to the Zoning Board of Appeals to try to get relief from the zoning standard to pull the house up to 35 or 30 on this non-conforming lot. ZBA has not acted on this application yet. They're expected to at their next meeting. Staff's intention is to approve as submitted subject to getting the variance. IF they don't get the variance then they will be coming back to this Commission to try to move the house closer to the wetlands.

Staff is to approve as submitted subject to approval of ZBA.

**Commissioner Kawalautzki motioned to approve PERMIT-APPLICATION #19-08, J&N ENTERPRISES INC – MAPLE LANE MAP 47 – LOT 75. Proposal to construct single family dwelling within upland review area contingent to approval of ZBA. Commissioner Dunford seconded the motion.**

**A voice vote was taken; motion passed unanimously.**

Fred Wills handed in his resignation so the Inland/P&Z/Community Development department are looking to hire another part time employee.

#### **4. MINUTES**

##### **1. January 8, 2020 Regular**

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

**A voice vote was taken; motion passed unanimously.**

#### **5. ADJOURNMENT**

**Commissioner Kawalautzki motioned to adjourn. Commissioner Dunford seconded the motion.**

**A voice vote was taken; motion passed unanimously.**

Respectfully submitted,

***Sophia V. Belade***

Sophia V. Belade  
Clerk – Inland Wetlands