

I. PLEDGE OF ALLEGIANCE**II. ROLL CALL****III. BUSINESS MEETING****III-A. PUBLIC COMMUNICATIONS****III-B. OLD BUSINESS****III-C. NEW BUSINESS**

1. PERMIT-APPLICATION #17-01, 69 PEARMAN ESTATES – 69 PERMAIN ROAD. Proposal to create a 7-lot subdivision with grading for lawn with upland review area and discharge of storm water to a regulated area.

2. PERMIT-APPLICATION #17-03, UI DETENTION POND – 801 BRIDGEPORT AVENUE. Proposal to review accumulated sediment from regulated area detention basin, install forebay improvement and landscape with wetland plants along wetland edge.

3. PERMIT-APPLICATION #17-04, MIXED USE BUILDING – 62-66 CENTER STREET/325 CORAM AVENUE. Proposal to demolish existing buildings and construct new mixed use building and parking structure with upland review area.

III-D. MISCELLANOUES**A. Agent Reviewed Applications**

1. PENDING: Permit-Application #17-02, Hawk's Ridge Recreation Area. Proposal to expand small portion of deck within upland review area.

B. Violations:

1. MATURO PROPERTY-58 KINGS HIGHWAY
2. IWV #16-03: 68 BIRCHBANK ROAD-DEROSA PROPERTY. Unauthorized construction of a descending concrete walkway: 40+ feet of cinder block; poured concrete dock projecting into the Housatonic River without a permit (Status Report)

IV. MINUTES

1. April 13, 2017 Regular

V. ADJOURNMENT



**CITY OF SHELTON
INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
Thursday, May 11, 2017
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:

Michele Kawalautzki, Commissioner
Ken Nappi, Commissioner (arrived 7:32)
Joseph Reilly, Commissioner
Charlie Wilson, Vice-Chairman
Gary Zahornasky, Chairman

Absent: Robert Dunford, Commissioner
Jack Goncalves, Commissioner
John Cook, Staff

III-D. MISCELLANOUES

- 2. IWV #16-03: 68 BIRCHBANK ROAD-DEROSA PROPERTY. Unauthorized construction of a descending concrete walkway: 40+ feet of cinder block; poured concrete dock projecting into the Housatonic River without a permit (Status Report)

Attorney Dominick Thomas
Cohen & Thomas
315 Main Street
Derby, CT

Representing the DeRosas, at the last meeting we talked and decided that my client would file an application. There are a couple of things, #1-I did get a hold of Tracy Lewis, there were a few things that needed to be addressed on the map, #2-I was a way and when I returned I called John to set up a meeting but he was ill, he suggested that I come before the Commission and advise you that we're working on things. The one thing that John asked me to do, he asked me to find out who I contact to find out when the draw down is. In addition to me sitting down with him on the application he wanted to go out there when the water is drawn down. John also told me that he found an older picture and pretty much assured that it was a dock and it was pre-existing and all my client did was put the cap on it and he found a picture with the old cap on it. The cap gets periodically replaced.

III-A. PUBLIC COMMUNICATIONS

Brian Sewell
26 Bronson Drive
Shelton, CT

We have a failing septic system at our house; it's coming up through the ground and going into our neighbor's property. We're working with the Health department and a contractor to have the system replaced. Our issue is that we have a stream going through our backyard and the current plans for the new septic system that we would like to get approved, the fields would be at 38'.

Added to agenda under New Business, Item #4 Agent Review Pending

III-B. OLD BUSINESS

III-C. NEW BUSINESS

1. PERMIT-APPLICATION #17-01, 69 PEARMAIN ESTATES – 69 PERMAIN ROAD. Proposal to create a 7-lot subdivision with grading for lawn with upland review area and discharge of storm water to a regulated area.

Jim Swift
Professional Engineer/Landscape Architect

This is the last house on Pearmain Road. There is an existing house; we've had some meetings with staff and the City Engineer. We have enough land to do a 7-lot subdivision. The benefit of this would be there would be a cul-de-sac put in. We have pretty massive wetlands surrounding us but the site itself is pretty dry. There is a high point here where the existing house is. We did all the soil testing with Valley health. We really have 2 impacts, 1 we have down in this corner, we're going to put in the septic system, there is no problem getting the 50' away from the wetlands but what we do have and asking for a 25' grading to be able to bring within 25' of upper wetlands down in that location. The 2nd is the proposed drainage that we're putting in. The discharge pipe is going to the edge of the wetlands. It's a very flat area. I'm not worried about erosion. What I did want to do is meet with John Cook and the City Engineer at the site and decide how to handle standard DOT rip rap siltation basin. What I wanted to talk to John about is there are a couple of things that we might want to do. Maybe do some sort of rain drain or a rip rap channel because it is flat. These are the things I would like to discuss with John. We don't have any impacts to Means Brook but we do have some in the upland review area and the discharge.

Ken Schaible
Key Development LLC

I own the property next door and meet with the rep from Aquarion, we'll meet with John and work out the final details and discuss the letter from Aquarion.

2. PERMIT-APPLICATION #17-03, UI DETENTION POND – 801 BRIDGEPOT AVENUE. Proposal to review accumulated sediment from regulated area detention basin, install forebay improvement and landscape with wetland plants along wetland edge.

Bill Burges
HRP Associates

Michael Mastroluca
HRP Associates

Mr. Burges stated this is the site of UI on Bridgeport Avenue, this is their former headquarters. The area that we're looking at is in the northeast corner. When

we first developed this the UI administration buildings to handle the storm water runoff they constructed this detention basin. It's in the upland review area, in the 80's it looks like they went in and excavated to make room because there is shallow bedrock in this area to make room for the detention basin. The site now is in the Connecticut DEEP property transfer program. So as part of that we're doing some testing across the site and it came up that maintenance is required in this detention basin. We went out there and did delineation and it's covered in vegetation now, most of the interior is dominated by evasive species, it's kind of taken over in there. The idea is to go out there and maintain this storm water detention basin, excavate down 2-3' in certain areas so that it has capacity to contain the site storm water again. It's not functioning for its initial intended purpose.

Michael Mastroluca
HRP

We did a hydraulic analysis which we submitted. We're going to put gravel down and get some infiltration plus whatever's going to get to the pond. My service water elevation had a lot of sediment so it was at 181, the bottom basin. I re-ran it with 179 at my bottom. Our proposed for existing are still basically less. We didn't have a detention pond there at one point.

Chairman Zahornasky stated so we're going to remove all the sediment that accumulated over the years, but the detention area back to functionality for what it was proposed for.

Mr. Mastroluca stated we met with John. John asked me to create a plan to show the controls on it, we're also going to P&Z right now because we're mediating the site. We are also meeting with DEEP for construction permits. These are the details, what we did was this is our site restoration, 1300' of impact. We're within the 50' buffer. This is the forebay, that's provided by DEEP. Here we'll be able to do the plantings

There is a sequence of construction in the plan that was submitted so all phases are explained in the packets. As you can see we are leaving the detention phase for last and we'll have the contractors put in a temporary forebay. There will be silt fence around everything and hay bales around the inlets of the catch basin. There is not definite answer of all the existing buildings are coming down or not.

Commission will read through the submitted plan and will await further information from staff.

3. PERMIT-APPLICATION #17-04, MIXED USE BUILDING – 62-66 CENTER STREET/325 CORAM AVENUE. Proposal to demolish existing buildings and construct new mixed use building and parking structure with upland review area.

Vice Chairman Wilson recused himself.

Jim Swift
Professional Engineer/Landscape Architect

This is the site of Jeff's Appliance on the corner of Coram Avenue and Center Street. Our proposal is to demolish all the structures that are on site now and build a proposed building which pretty much takes up the whole site. We've got some commercial use on the ground floor with parking in the back and on the second floor living space with parking so it keeps going up and up and up. Basically the building touches the ground. The entire site is paved now so we won't have issues in that regard. The concept for this, we're all paved, the detention is the issue because of Burying Ground Brook. We will increase the water temperature of what we're discharging. So what we're doing is all of this roof area, we're going to hole in a detention system. So that's going to be retained. The rest of the drainage that you see is really not going to pick up

much water. We have a driveway that comes in, this is access to our underground garage, we have an easement between these 2 buildings here so we'll be accessing through there as well. We have a bit of breathing space. The only surface drainage is the alleyways. We're not going to change what's going on with Burying Ground Brook per se, we're going to leave it as is.

This is a picture of standing at Burying Ground Brook about midway on our site, looking upstream. You're looking under Coram Road. There's this old stone arch that was built who knows when, starts about midway on the site and goes all the way out to behind Simonetti's Cleaners. There are old pipes that used to discharge; I think there's 1 live storm drain.

Chairman Zahornasky asked how do you propose to not touch any of that when you do demolition. Mr. Swift responded we're not touching any of that. The only thing that we have to touch is the existing building on the site, it has a basement, when we demolish that building we'll demolish down to that point and fill it in.

Commissioner Nappi asked so after you demolish that do you plan on inspecting that to make sure that there isn't any damage done. Has it been repaired to your knowledge? Mr. Swift replied it's remarkably stable. No it doesn't look like it's been repaired.

So we have this building, it's a 5 story building. It's a large building. So we met with a structural engineer on how we're going to deal with this because obviously we need to protect this thing. The plan is to scan this. We'll have a garage slab about here so we'll excavate over that arch and it will give us about 2-3' of the stone and then the slab is going to be supported on either side so that there is no bearing weight at all on the structure.

There was more discussion on what the site looks like now and how the applicant wants to build the building.

End side A, Tape 1

***(added)

4. Agent Review Pending-Sewell Property, failing septic

Brian Sewell
26 Bronson Drive
Shelton, CT

The homeowner addressed the Commission that his septic system is failing. He has been working with the Health department as well as a contractor where the system needs to be installed. It is within 28' of the brook in the backyard. The Health department need a letter from Inlands stating that it has the approval from the department and can start repairing the septic system.

Vice Chairman Wilson motioned that Chairman Zahornasky has authority to have a letter addressed to the Valley Health Department written on behalf of the Inland Wetlands Commission that there are no concerns with replacing the septic system at this residence if staff is not in the office. Commissioner Nappi second the motion.

A voice vote was taken; motion passed unanimously.

III-D. MISCELLANOUES

A. Agent Reviewed Applications

- 1. PENDING: Permit-Application #17-02, Hawk's Ridge Recreation Area. Proposal to expand small portion of deck within upland review area.**

- Staff will sign off and approve.

Regarding the issue of waiting for approval from P&Z from last meeting, it was verified that P&Z gave their final approval, hence no action is/was needed from Inland Wetlands.

B. Violations:

1. MATURO PROPERTY-58 KINGS HIGHWAY

- Still outstanding

IV. MINUTES

Tabled

V. ADJOURNMENT

Commissioner Riley motioned to adjourn. Commissioner Kawalautzki second the motion.

A voice vote was taken; motion passed unanimously.

Chairman Zahornasky adjourned the Regular Meeting of the Inland Wetlands Commission at 8:27 P.M.

Respectfully submitted,

Sophia V. Belade

Sophia V. Belade

Clerk – Inland Wetlands

1 Tape on file in the City/Town Clerk's Office



AQUARION
Water Company

Stewards of the Environment

Aquarion Water Company
Environmental Center
714 Black Rock Road
Easton, CT 06612
www.aquarionwater.com

203.445.7339 phone
203.268.4493 fax

SUBMITTED

MAY 11 2017

INLAND WETLANDS

Mr. Gary Zahornasky, Chairman
Inland Wetland Commission
City of Shelton, Connecticut

May 9, 2017

Re: Proposed 7 Lot Residential Subdivision, "69 Pearmain Estates",
69 Pearmain Road, Shelton, Key Development, LLC, Applicant.

Dear Mr. Zahornasky:

In compliance with Public Act Number 06-53 of the Connecticut General Statutes, the Aquarion Water Company received plans of the above referenced proposal on April 28, 2017. The site is within the watershed of Aquarion's Means Brook Reservoir. The Aquarion source protection staff has completed a plan review and site inspection to determine the extent of potential impact on water quality that might be associated with the proposed activities at this site. The following comments are provided for your consideration.

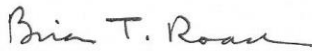
1. With its 6 new homes, septic systems, and over 400 feet of roadway construction, this subdivision will most likely meet the requirements of the Connecticut Department of Energy and Environmental Protection (CT DEEP) for registration for a "General Permit for Discharge of Stormwater and Dewatering Wastewaters from Construction Activities". Aquarion believes that careful adherence to the requirements of the "Stormwater General Permit", as it is known, will greatly reduce the risk of sediment pollution to nearby watercourses and to the public drinking water supply. Aquarion urges the City of Shelton to require the applicant to register with the CT DEEP for a Stormwater General Permit as a condition of approval.
2. The "Soil Erosion Control Plan" included in the plans submitted for review by Aquarion, and the erosion controls as shown on the project's plans fail to meet certain requirements of both the Stormwater General Permit and the CT DEEP "2002 Connecticut Guidelines for Soil Erosion and Sediment Control". These include; an estimate of total disturbed area, limits of disturbed areas, temporary stormwater detention basins, site inspection requirements and schedules, roadway / driveway water diversion bars, slope stabilization measures, and adequate anti-tracking apron length. Aquarion requests that the City require the applicant to provide an erosion control plan that demonstrates compliance with all of the pertinent requirements of the Stormwater General Permit and the CT DEEP "2002 Connecticut Guidelines for Soil Erosion and Sediment Control" as a condition of approval.

Mr. Gary Zahornasky, Chairman, Shelton I.W.C., May 9, 2017, page 2.

3. The heating oil storage tanks for the new residences, if proposed, should be installed indoors on impermeable floors without drains. If the tanks must be installed in-ground, tank design should meet State of Connecticut underground storage tank regulations design specifications, CGS Sec. 22a-449-(d)-1(e).
4. Aquarion requests notification by the commission of its decision regarding this application. If approved, Aquarion requests notification by the developer prior to the start of any soil disturbing activities at the site.
5. Aquarion requests that the name and telephone number of the person or agency responsible for implementing the erosion and sedimentation control plan be provided to our office prior to the start of construction.
6. 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 (203-445-7339). The phone numbers of both agencies should be prominently posted at the project site.

Aquarion appreciates the opportunity to comment on this project, and we thank you for your help in protecting the public drinking water supply. If you have any questions, or if I may be of further assistance, please feel free to call me at (203) 445-7457.

Sincerely,



Brian T. Roach
Program Manager, Environmental Protection

c: Mr. John R. Cook, Shelton Wetlands Administrator
Mr. George Logan, Aquarion Water Co.
Ms. Ruth M. Parkins, Shelton P & Z Comm.
Mr. James R. Swift, P.E.



203-924-1555 ext 1509
Fax: 203-924-1136
Email: shelton.eng@cityofshelton.org

City of Shelton
Office of the City Engineer
54 Hill Street
Shelton, Connecticut 06484-3207

17-3

Robert F. Kulacz, P.E.
City Engineer

Rimas J. Balsys
Assistant City Engineer

SUBMITTED

MAY 10 2017

INLAND WETLANDS

May 9, 2017

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

Re: United Illuminating, 801 Bridgeport Avenue;
Demolition & Soil Remediation Plan
1) Hydrological and Hydraulic Evaluation of Detention Basin, dated May 9, 2017
2) Plan Sheets C3.1, C4.1 and C5.1 all dated 2/3/2017, revised 5/5/2017

Dear Mr. Cook:

This office has reviewed the above referenced drawings and the Detention Basin Evaluation for the demolition and soil remediation work proposed at the former UI Western Service facility. The existing detention pond will be excavated to remove accumulated sediments and remediated. The performance of the detention basin will be restored and the quality of the discharge will be improved by the installation of a sediment fore-bay and wetland plantings.

This office endorses these remediation plans since the restored detention basin will provide additional storage and flow attenuation.

Very truly yours,


Robert F. Kulacz, P.E.
City Engineer

cc: Richard D. Schultz, Planning & Zoning Administrator

File: 801 Bridgeport Avenue Site Plan File

RFK:lv