

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. BUSINESS MEETING

3-A. PUBLIC COMMUNICATIONS

3-B. OLD BUSINESS

3-C. NEW BUSINESS

1. PERMIT-APPLICATION #19-06, VISTA APARTMENTS PHASE 2 – 1039 HOWE AVENUE. Proposal to construct a 29-unit apartment building and associated grading with parking for 58 spaces and discharge of stormwater to a watercourse regulated area.

3-D. MISCELLANEOUS

1. PERMIT-APPLICATION #19-07, PACE PROPERTY – 81A&81B INDIAN WELL ROAD THE MAPLES. Agent review application to install 14'x22' garage/shed within upland review area to Housatonic River.

4. MINUTES

1. June 13, 2019 Regular

5. ADJOURNMENT



**CITY OF SHELTON
INLAND WETLANDS COMMISSION
REGULAR MEETING MINUTES
Thursday, November 19, 2019
7:00 P.M., Room 302**

Chairman Zahornasky called the Regular Meeting of the Inland Wetlands Commission to order at 7:31P.M.

I. PLEDGE OF ALLEGIANCE

All in attendance recited the Pledge of Allegiance.

II. ROLL CALL: Robert Dunford, Commissioner
Michele Kawalautzki, Commissioner
Ken Nappi, Commissioner
Gary Zahornasky, Chairman

Excused: Joseph Reilly, Commissioner
Charlie Wilson, Vice-Chairman

Also Present: John Cook, Staff

3. BUSINESS MEETING

3-A. PUBLIC COMMUNICATIONS

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1. PERMIT-APPLICATION #19-06, VISTA APARTMENTS PHASE 2 – 1039 HOWE AVENUE. Proposal to construct a 29-unit apartment building and associated grading with parking for 58 spaces and discharge of stormwater to a watercourse regulated area.

Commission accepted for review.

**WCEO REPORT
November 14, 2019**

PERMIT-APPLICATION #19-06, VISTA APARTMENTS PHASE 2 – 1039 HOWE AVENUE. Proposal to construct a 29-unit apartment building and associated grading with parking for 58 spaces and discharge of stormwater to a watercourse regulated area.

STATUS: 1. New application
2. 65-day clock to decide action or schedule public hearing expires January 18, 2020

PLANS: VISTA APARTMENTS PHASE TWO

Plan Package Sept. 26, 2019
Topographic Survey Sept. 13, 2019
Site Plan Sept. 26, 2019
Grading & Utility “
Soil Erosion Control “
Landscaping “

Details

“

COMMENTS: Given the minor nature of the regulated activity and after discussion with Chair and design engineer it was felt not a need for an initial presentation on this application. This property exists with steep topography with a differential of 110' starting at an elevation of 40' +/- to 150' +/- . An unnamed watercourse flows along the southerly boundary crossing under Howe Avenue via a 48" culvert.

Stormwater management is provided with an underground infiltrator and a HydroWorks HS-4 vortex chamber with the discharge back flow to avoid discharging on the steep side slope. Additionally, the detail for catch basins indicate 4' deep sumps affording greater sediment capture. Office of City Engineer is expected to provide comment to the Commission on the stormwater management aspects.

Staff conversed with the design engineer about two aspects of the application. One is to consider the use of landscape materials along the base of wall and along the top of the wall that would be conducive for hiding or obscuring its visual impact along, though be it, small watercourse. These may include columnar tree species along the base such as assorted fastigiata or hanging shrub species along the top such as assorted procumbens.

Secondly, investigate the use of several wall types that provide opportunity to soften the expanse of wall along the stream corridor. These wall types can provide planting pockets as height increases. One type was used along the wetland system at the Maler Avenue intersection with Shelton Avenue. It appears the wall starts near the outfall with a height of 2' but then rapidly increasing in height after the first 45'+/- to a height of 25'+/- for the next 85'. We plan to meet next week or near term to consider these aspects. Several photo examples follow below.



Pg. 2a/2
EVERGREEN WALL

Post Construction





One Year Later



Five Years Later

Pg. 2b/2

3-D. MISCELLANEOUS

1. PERMIT-APPLICATION #19-07, PACE PROPERTY – 81A&81B INDIAN WELL ROAD THE MAPLES. Agent review application to install 14'x22' garage/shed within upland review area to Housatonic River.

Approved by Agent.

4. MINUTES

1. June 13, 2019 Regular

Commissioner Kawalautzki motioned to approve the minutes of the Regular Meeting of June 13, 2019. 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.

Chairman Zahornasky adjourned the Regular Meeting of the Inland Wetlands Commission at 7:47 P.M.

Respectfully submitted,

Sophia V. Belade

Sophia V. Belade
Clerk – Inland Wetlands