

Minutes of the regular meeting of the Inland Wetlands Agency on March 7, 2007.

A. Roll Call

Present: Barbara Bell, Allan Cegan, Jim Connors, Ken Cowden, Scott Koschwitz, Joel Levitz, Lynne McNamee, Steve Munson, Jack O'Connell and Phil Fulco.

Absent: Bob Nunno.

Comm. Fulco called the meeting to order at 7:35 p.m. and deemed Comm. Bell the voting alternate.

B. Public Comments

None.

C. Old Business

1. **Application IW-A-07-005: 187 Plains Road, WDC Milford Association Limited Partnership Corp.** – proposal to fill 0.0986 acres of wetlands to construct two hotels and a conference center with construction, parking and grading in and within 150' of wetlands in the Beaver Brook Watershed.

MaryRose reported that this is a proposal for 2 hotels, a conference center and an office building at 187 Plains Road. The applicant proposes to fill 0.0986 acres of inland wetlands for construction, parking and grading in the Beaver Brook watershed. The application will be presented this evening by Sean Dimmock of Dimmock Consulting, William Jackson of Jackson Engineering representing RK General Contractors who are here this evening to give an overview of the application and to answer your questions.

Sean Dimmock representing RK Contractors reviewed the plan. This is a 13.26 acre parcel on Plains Road and two of the three phases of the project have already been built. The proposal is for two hotels; one is The Staybridge and is to be 3 stories and the other is for the Holiday Inn and is to be 4 stories. There will also be a 19,000 sq. ft. conference center. There is also a proposed 5,650 sq. ft. office building that is to be a health center/spa. There are three areas of wetlands on site; approximately one acre of the Lilly Pond, a 1,409 sq. ft. area and a .65 acre area. The drainage system was reviewed and there is a proposed .143 acre detention area that is to be a wet pond. 4,000 sq. ft. to .091 acres are to be removed and .143 acres of detention area are to be added, which equals .04 acres of increased wetlands area. The drainage flow and catch basins were reviewed on the plans. A vortech system is proposed; pipes will sustain a 2 to a 100 year storm event. An underground stormwater retention system in the southwestern portion of the site was reviewed. The detailed landscape architect plan on pages 16 and 17 of the plans were reviewed. The sanitary sewer system was reviewed.

The existing trees to remain as well as proposed trees were reviewed. A walking path is proposed around the wet area.

Comm. O'Connell asked about the caliber of trees that would be added. Dimmock referred to the detailed plan and stated that there can be more specifics and the caliber can be added. There are over 900 plantings proposed and the applicant is open for input. Comm. Fulco referenced sheet 23 that describes the type and size of plantings proposed and stated that the IWA generally required a monitoring period to ensure their survival. It was noted that Mr. Wing is the Landscape Architect for this project.

Comm. Connors asked about protection of the pond during excavation. Dimmock stated that there will be double silt fencing and the plan is to build during the dry season, get in and get out.

Comm. Bell asked for clarification of the size of the proposed wetlands creation. Dimmock clarified that it was .143 acres and that this creation was a wet detention basin. .098 acres of wetlands are to be removed. These figures were clarified and Dimmock referenced page 12 stating that 4,109 sq. ft. equals .094 acres and page 13 addresses grading of 88 sq. ft. which equals .098 acres and the location of each was clarified on the plans. Comm. Bell asked about alternates considered. Dimmock stated that removal of the office building was an option and there are 23 parking spaces required for that. Comm. Bell asked if this alternate plan was in the paper work submitted. Dimmock stated that it was not. Comm. Bell stated that she would like it to be. Comm. Bell asked how much impervious surface was being added to the 5.33 acres and the review area that is to be proposed to be altered. Dimmock stated that he did not have these figures but that he could provide them. Comm. Bell asked about the line of the review area on the plans. Dimmock showed this on the plan as well as the 150' review area and the 50' review area.

Comm. Munson asked about the volume of water handled by the drainage. Dimmock stated that the drainage calculations will be submitted. Comm. Munson stated that on page 2 waivers are requested and asked if these waivers are not obtained what changes would there be. Dimmock referenced note 2 and stated that Planning & Zoning seems to be open to this building line. Comm. Munson stated that on page 5 the fourth paragraph states that the fauna and hydrology is not currently known. William Jackson, Soil Scientist and Registered Sanitarian in CT since 1987 stated that he walked the site on 5/18/06 and 5/20/06 and in November of 2006; he walked and delineated all three wetland areas. There is a lot of previous fill on site and he reviewed the vegetation in the wetlands areas as well as the seasonal high water levels in May and dry conditions in November. The site appears to have a seasonal hydrology.

Comm. Bell stated that the report states that a number of hand auger borings were performed and asked why 4 were chosen for description. Jackson stated that the 4

borings focused in the low areas to determine poorly drained. These areas were reviewed on the plans; there is one natural wetlands (the larger area on the plans) and one fill created area. Comm. Bell questioned the difference between the terms temporarily flooded/wet verses seasonally flooded/wet. Jackson stated that there was no distinction in the terms. Bell asked if borings were used for delineation or was delineation mainly from maps. Jackson stated that he walked the site and delineation of the smaller area was done by borings and the large area he did some hand augers but delineation was based on surface water body.

MaryRose asked about criteria for determining a vernal pool. Jackson stated that there are two aspects; 1 is to insure the necessary hydrology and 2 is to observe egg masses. The end of March and early April would be the seasons to observe and he can do that.

Fulco asked about the amount of wetlands to be filled and if this has been submitted to the Army Corps. Dimmock stated that it has not and he thought that if it was less than 5,000 sq. ft. it was not required. MaryRose stated that she had suggested contacting the Army Corps previously. Dimmock stated that he will send the plans out to them. Comm. Fulco stated that the Army Corps will not consider the detention pond mitigation.

A motion was made by Comm. Connors, seconded by Comm. Munson to schedule a site walk for this application for Tuesday, March 13th at 4:30 p.m. The motion carried unanimously.

Dimmock stated that he will stake out the corners of the proposed areas as well as the discharge area for the site walk.

D. Minutes

A motion was made by Comm. Connors, seconded by Comm. Munson to accept the minutes of the previous meeting as presented and carried unanimously.

E. Subcommittee Reports

None.

F. Staff Report

- The next regular meeting will be on 3/21/07, please let the office know if you will not be available to attend.
- DEP Training Sessions – please let the office know which sessions you will be attending.
- We received a notification/request for comment of an application by DOT for permit to Replacement of the Moses Wheeler Bridge. The DEP IWR will be issuing permits for the application because it is a State project.

- A revised subcommittee list was distributed; please let the office know of any changes.

G. Chairman's Report

- Everyone has been assigned a subcommittee except Comm. O'Connell. He volunteered to be on the ByLaws Committee.
- Site visit rules were reviewed. Members can not speak to the public; the site visit runs like a regular meeting. The purpose of the site visit is to orient the plan to the field and questions may be brought to the next meeting. Everyone should hear the same information so please try to stay together on the walk.

There will be a site walk on 3/13/07 at 187 Plains Road at 4:30 p.m.
The next regular meeting will be on 3/21/07

There being no further business to discuss, the meeting adjourned at 8:35 p.m.

Respectfully submitted,

Lisa Streit

These minutes have not been accepted or approved.