

A. Roll Call

Present: Brendan Magnan, Daniel Bedeker, Ranjit Bhawe, Matthew Connors, Heather Donaldson-Gladue and Julie Valvo.

Absent: Jim Connors, Dave DeFlumeri, Steve Munson and Lisa Tryon.

Also Present: MaryRose Palumbo and Lisa Streit.

Magnan called the meeting to order at 7:30 p.m. and deemed there was a quorum.

Magnan reviewed: As we continue to host remote meetings, he wanted to take the opportunity to highlight a few guidelines to ensure business runs efficiently and that all statutory and administrative rules are followed:

1. In accordance with the Freedom of Information Act and Governor Lamont's executive orders, this meeting is being recorded and will be made available on the City of Milford website.
2. During this meeting, if members of the Inland Wetlands Commission would like to speak, please utilize the "raise your hand" feature via Zoom. All participants will be muted during the meeting unless recognized by the Chair.
3. After being recognized to speak, please state your name and address prior to making a statement.

B. Pledge

All stood for the Pledge of Allegiance.

D. Public Comments

None.

E. Old Business

1. **IW-A-23-0009: 40 Morehouse Avenue, Cheryl Quinlan and Thomas Lockwood** – proposed elevation in place for a single-family home with construction and work in and within 100' of a wetland and watercourse in the South-Central Shoreline Watershed.

MaryRose reported that this is an application by Cheryl Quinlan to elevate a single-family home in place at 40 Morehouse Ave with decks and stairs for access within approximately 42' of a wetland and approximately 58' of a watercourse in the South-Central Shoreline watershed. At the last meeting Ms. Quinlan and Mr. Lockwood described the project and the Agency requested an updated survey and stormwater plan. That information was received and has been reviewed by the City Engineer. The signed updated maps and City Engineers review are in the document links. Ms. Quinlan's engineer has designed the stormwater system to go under the patio in the rear of the house and under the driveway on the west side of the house. I have spoken to both Ms. Quinlan and her contractor informing them that if they need to dewater for the footings/foundation, they cannot discharge water to the wetland/watercourse, or a City catch basin.

Ms. Quinlan and Mr. Lockwood were in attendance to answer the Agency's questions.

Magnan stated that this evening the Agency can:

- Ask questions.
- Take no action.
- Request additional information.

- Schedule a site walk
- Schedule a public hearing (no petition has been received as of 4/05/23. Petition deadline would be 4/19/23)
- Approve the application.
- Deny the application.

The following motion was made by Donaldson-Gladue and seconded by Valvo:

After duly considering all relevant factors, she moved to approve application IW-23-0009: 40

Morehouse Av based on the plans entitled “*Zoning Location Survey 40 Morehouse Avenue prepared for Cheryl Quinlan, Milford, Connecticut*” by Codespoti & Associates, P.C. 3 sheets dated 4/11/23, the information in the file and presented this evening, for the following reasons:

This action will not have an impact or effect on the physical characteristics of the adjacent wetlands and watercourses.

With conditions including:

- The Permittee must submit a construction plan *prior* to taking out the permit.
- Soil Erosion and Sedimentation controls as outlined on the plans and in the CT DEP “2002 *Erosion and Sedimentation Control Guidelines*” must be installed and maintained on the site until the property is stabilized.
- Wetland notification to be placed on the asbuilt and in the property deed to give notification to property owners that permits are required from the MIWA to work on the site. Documentation to be submitted to the MIWA office prior to bond release.
- Compliance with the City Engineers requirements for stormwater.
- Stormwater treatment must be installed as approved on the plans unless any changes are approved in writing prior to making that change.
- As noted by the City Engineer, additional soil erosion and sedimentation controls measures may be required due to site conditions.
- Any dewatering required may not be directly discharged to the wetland, marsh or City catch basin.
- A bond of \$5,642.00 must be posted with the MIWA for S&E controls, border plantings, wetland boundary markers and an asbuilt showing finished 2’ contours and locating all site structures.
- The Permittee must submit a certification by the Project Engineer that the completed project meets the design intent of the approval prior to bonds being released.
- The permit is issued 5/03/23 expires 5/03/28 unless otherwise provided by Statute.

That is my motion.

The motion carried unanimously by roll call vote.

A motion was made by Donaldson-Gladue and seconded by Connors to hear items E2 and E3 together. The motion carried unanimously by roll call vote.

1. **IW-23-0021: 112 Merwin Avenue, Peter Dreyer & Kerryann OMalley** - Proposed grading alterations to existing parking area with drainage and grading work within 100’ of a wetland and watercourse in the South-Central Shoreline watershed.
2. **IW-23-0022: 106 Merwin Avenue; 106 Merwin Avenue LLC** - Proposed grading alterations to existing parking area with drainage and grading work within 100’ of a wetland and watercourse in the South-Central Shoreline watershed.

MaryRose reported that these are two applications for one project that spans the properties of 106 and 112 Merwin Avenue. The proposed project is for grading alterations to the existing parking area to reduce ponding of water and to provide positive drainage to Merwin Avenue and the rear of the properties. No filling or alteration of inland wetlands is proposed as part of this project, work is proposed within 100' of a wetland in the South-Central Shoreline watershed. The City Engineer had requested revisions to the site plan for erosion and sedimentation controls. Those updates are in your document link this evening with the City Engineer's review of the plans.

Attorney Kevin Curseaden, Robert Wheway and Bill Kenny were in attendance to answer the Agency's questions.

Attorney Curseaden reviewed they had submitted the requested information and have made revisions based on the review from the City Engineer.

Magnan reviewed that at the last meeting it was determined that a site walk was not needed and would entertain a motion and feels it is prudent to approve this based on the facts that have been received and the presentation.

This evening the Agency can:

Ask questions.

Take no action.

Request additional information

Schedule a site walk

Schedule a public hearing (no petition has been received as of 5/30/23. Petition deadline would be 5/03/23)

Approve the application with or without conditions and bond(s).

Deny the application.

The following motion was made by Donaldson-Gladue and seconded by Bedeker:

After duly considering all relevant factors, moved to approve application IW-23-0021, 112 Merwin Avenue and IW-23-0022, 106 Merwin Avenue based on the plans entitled "Property Site Development 106 & 112 Merwin Ave. prepared for Peter Dryer & Merwin Avenue LLC, Milford, Connecticut" by Codespoti & Associates, P.C. 2 sheets dated 2/07/23 rev 4/24/23, the information in the file and presented this evening, for the following reasons:

- This action will not have an impact or effect on the physical characteristics of the adjacent wetlands and watercourses.

With conditions including:

- The Permittee must submit a construction plan *prior* to taking out the permit.
- Soil Erosion and Sedimentation controls as outlined on the plans and in the CT DEP "2002 Erosion and Sedimentation Control Guidelines" must be installed and maintained on the site until the property is stabilized.
- Wetland notification to be placed on the asbuilt and in the property deed to give notification to property owners that permits are required from the MIWA to work on the site. Documentation to be submitted to the MIWA office prior to bond release.
- Compliance with the City Engineers requirements for stormwater.
- Stormwater treatment must be installed as approved on the plans unless any changes are approved in writing prior to making that change.

- a bond of \$5,795.00 must be posted with the MIWA for S&E controls, border plantings, wetland boundary markers and an asbuilt showing finished 2' contours and locating all site structures.
- The Permittee must submit a certification by the Project Engineer that the completed project meets the design intent of the approval prior to bonds being released.
- The permit is issued 5/03/23 expires 5/03/28 unless otherwise provided by Statute.

That is my motion.

The motion carried unanimously by roll call vote.

F. New Business

1. IW-23-0023: 184 Platt Street, Christina Schoeman – Proposed 24' round above ground pool with work within 100' of a wetland and watercourse in the South-Central Shoreline watershed.

MaryRose reported that this is an application by Chrissy Schoeman for a 24' round above ground pool location within 100' of a wetland in the South-Central Shoreline watershed. The wetland line was marked in the field by Scott Stevens PWS of Soil Science and Environmental Services on 4/21/23. The pool is proposed in the grass area of the rear yard between the existing deck and a row of arborvitae. The wetland line was flagged on the other side of the arborvitae. There is a 1-2' slope/drop in elevation from the location of the arborvitae to the wetland area. The proposed pool location is sketched in red on the soil report map in the document links and is approximately 6' from the wetland line. The owners understand that silt fencing would need to be installed until the area is stabilized and that they cannot backwash or dewater the pool towards the wetland. They are planning to use some of the soil from the pool installation in the side yard to even out some depressions and the remainder would be taken offsite. Mr. Chairman, Ms. Schoeman is here this evening to answer any questions.

MaryRose orientated to the site walk photos and soil scientist map with pool sketch.

Magnan questioned if the location was viable. MaryRose stated that she felt it is workable and the applicant understands that there is to be no backwash. The IWA has approved similar requests; based on the slope of the property and limited use of the yard. There was on 8' – 10' from the wetlands and the concern was chlorine and the possibility of the pool bursting. It is a balance of risk/reward with a potential once in a lifetime burst verses enjoying the property.

Conors asked if there were any concerns regarding storm events. MaryRose stated that there are not; the flood zone is towards the rear and rain will collect in the pool or on the cover and she does not see any issues with flood/storms.

Bhave had questions on alternative locations. The main concern is proximity of the pool into the wetlands if it should burst or when you are cleaning the pool. Ms. Schoeman explained that it is not salt water it is called a mineral system. It is more expensive to maintain, \$100 a tablet. It makes the water softer and less harsh on skin. Ms. Schoeman further stated that there is no real other alternative location. They are proposing a mineral system so there would be minimal chlorine used possibly 1-2 times per year. Bhave questioned locating the pool in the flat area of the front yard. MaryRose reported that that would not be Zoning compliant. He would like more information about the silt fence and actual installation. Magnan stated that that would require a full application versus a balance of use of land. The arborvitae are providing a natural buffer and he is comfortable approving this based on MaryRose's input.

Connors asked about any trees within falling distance. MaryRose stated that they are mostly arborvitae and believe they were an IWA requirement for the addition and deck that was approved on this site many years ago. There have since been a few trees interspersed. MaryRose noted that nothing struck her as in danger of dead or dying.

This evening the Agency can:

Ask questions.

Take no action.

Request additional information

Require a full application.

Schedule a site walk

Schedule a public hearing (no petition has been received as of the deadline.)

Approve the application with or without conditions and bond

The following motion was made by Donaldson-Gladue and seconded by Valvo:

I move to approve a Jurisdictional Ruling to be issued by the Compliance Officer for a use permitted as of right under Section 4 of the IWA Regulations for a 24' round above ground pool at 184 Platt Street.

The motion carried unanimously by roll call vote.

G. Minutes

A motion was made by Donaldson-Gladue, seconded by Bedecker to accept the minutes of 04/19/23 as presented. The motion carried by roll call vote with Bhav, Connors and Valvo abstaining.

H. Staff Report

MIWA Clerk Taft Clark has created a reference page for you all to access. The link is [HERE](#). The page contains:

- MIWA meeting dates (first and third Wednesday at 7:30 pm)
- MIWA Regulations
- MIWA Bylaws
- Milford Ethics Commission Guide
- Past memos from the City Attorney's office on Inland Wetland legal questions and cases
- Training opportunities with Ct DEEP and UConn for land use commissioners.
- MIWA webpage
- Milford YouTube page (MIWA meeting videos are available here)
- MIWA meeting Zoom link

The office has been working on a number of inquiries, complaints, minor reviews, and other reports. We had a table at Earth Day on Saturday 4/22/23. MaryRose spoke with a number of citizens regarding runoff, erosion concerns, the Hazard Mitigation Plan, and flooding issues and was to be more resilient to flooding.

Site Status:

Project Site	Status	Monitoring Reports	
		Last Received	Final Due By
1553 Boston Post Road	Ongoing		
30 Bridgeport Ave	Ongoing		
0 Cherry St/Jefferson Park	Ongoing trees tagged, invasives cleared, sidewalk staked out		
67-69 Cooper Ave	Ongoing		
94 Edgewater Place	Ongoing		
201 Kings Highway	Ongoing		
104 Lavery Lane	Plantings in, seeded, not yet established. Will need reseeding.		
16 Marsh Street	Ongoing		
114,122,124,128 Merwin Ave	Ongoing		
690 New Haven Ave	Ongoing		
33 Pearl Street	Revised asbuilt received; under review		
8 Pepe's Farm Road	Ongoing monitoring. There was an issue with erosion from parking in the snow shelf and debris removal from the rear yard. They have installed erosion controls and are trying to determine what can be done in this area.	Nov. 2022	Nov 2023
0 Quarry Road	Ongoing		
0 Terrace Road	Waiting on final review.	Spring 2022	Complete
161 W Rutland Rd	Ongoing-several lots have been sold off and individual owners are coming in with minor modifications to the proposed sites. In all cases no work has been proposed in the conservation, wetland areas	Waiting on reports	
Wheeler's Farms Rd	Waiting on final review		
523 Wheeler's Farms Rd	Ongoing.		

Please remember to call or email if you are unable to attend a meeting.

H. Chair Report

Please let the office know if you cannot attend and get any questions you have on the applications to MaryRose so that she can forward them to the applicants.

The next meeting will be May 17th via ZOOM. Please let the office know if you cannot attend.

There being no further business to discuss, a motion was made by Donaldson-Gladue, seconded by Connors to adjourn at 8:20 p.m. The motion carried unanimously by roll call vote.

Respectfully submitted,

Lisa Streit

These minutes have not been accepted or approved.