

A. Roll Call

Present: Brendan Magnan, Daniel Bedeker, Jim Connors, Heather Donaldson-Gladue, Steve Munson and Julie Valvo.

Absent: Ranjit Bhawe, Matthew Connors, Dave DeFlumeri 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. New Business

A motion was made by Connors, seconded by Donaldson-Gladue to hear items IW-23-028, IW-23-0029 and IW-23-0030 together. The motion carried unanimously by roll call vote.

1. **IW-23-0030: 0 Sub Way, Robert Scinto** – Proposed construction of a 160,000 square foot warehouse and office facility with associated parking, drainage, and grading in and within 150' of a wetland and watercourse in the Beaver Brook Watershed.
2. **IW-23-0029: 305 Sub Way, Robert Scinto** – Proposed construction of a 160,000 square foot warehouse and office facility with associated parking, drainage, and grading in and within 150' of a wetland and watercourse in the Beaver Brook Watershed.
3. **IW-23-0028: 325 Sub Way, Robert Scinto** – Proposed construction of a 160,000 square foot warehouse and office facility with associated parking, drainage, and grading in and within 150' of a wetland and watercourse in the Beaver Brook Watershed.

MaryRose reported that these are three applications for one project that spans the properties at 0, 305 and 325 Sub Way. The proposed project is for construction of a 160,000 sq. ft. warehouse facility, office and associated parking with construction, grading, and stormwater in and within 150' of a wetland in the Beaver Brook Watershed. The plan proposes to fill in approximately 0.223 acres of wetland acting as a detention area with mitigation and wetland creation proposed. The application, site plans, stormwater report are in the document links. The project is represented by Attorney Kevin Curseaden, Pat Rose and Manny Silva of Rose Tiso and Bill Kenny of William Kenny Associates.

Attorney Kevin Curseaden, 3 Lafayette St, Milford introduced the design team and noted this is the former SubWay World Headquarters. This construction is for an existing Milford company that has grown nationally and internationally.

Bill Kenny of William Kenny Associates, Fairfield, PWS, SS, Landscape Architect, orientated the Commissioners to the site by sharing an aerial photo of SubWay Headquarters and Mondo ponds that Jeremy Grant, Open Space and Sustainability Manager, had shared with him.

Kenny pointed out the wetlands southeast and north of the property and that there are wetlands in the north of the subject property. He stated that before development this wetland likely extended west across Sub Way. He identified the depression area that has wetland soils and is used as a catchment area. It qualifies as a wetland but is lacking many of the functions normally associated with a wetland, because it is dryer and it is surrounded by pavement. He referenced a location of wetland on the aerial photo that had a notation of "Engelhorn & Sons Movers". He stated that this area is a nice, forested wetland and transitional upland area.

Kenny shared the image of Kenny Associates map 2 of 3 showing a potential proposed mitigation area to replace the nice, forested wetland and transitional upland area. They stated that there is a relatively healthy wetland next to the proposed creation area. He said that in order to create a wetland in this area they would need to destroy the upland habitat next to it. He stated that at the next meeting they will have an alternative to this creation and mitigation proposal. He met with MaryRose, Assistant DPW Director Steve Johnson and Open Space and Sustainability Manager Jeremy Grant and walked the Mondo Ponds area with Mr. Scinto. They will propose some work on the western smaller Mondo Pond trail making some improvements. He noted that a footbridge needed replacement, invasives need to be removed, and woodchips could be added to the trails etc. He said that they would provide information on that for the Agency to compare as an alternative to the proposed mitigation on the existing property.

Manny Silva, PE Rose Tiso, explained that this is an existing commercial site with a small building in the southwest and a larger office building to the east. They are proposing a 160,000 sq ft building. There is an existing stormwater retention pond that will be replaced with underground storage galleys, allowing water to cool and infiltrate into the water table and be treated by the ground and then feed into wetlands in Mondo Ponds and to the east. Silva spoke to sheet SP-2 drainage utility plan. He located the galleys and multiple underground storage areas. He noted the area of 600 lf of 4 X 4 galleries with an open gravel bottom to allow infiltration. He said that they have proposed a Downstream Defender or swirl concentrator on all of their proposed systems to pretreat the water before it enters the galley systems. In the rear of the site, they are proposing an open retention pond area in the southeast quadrant. It will infiltrate and feed Mondo Ponds with an overland overflow. They are trying to mimic the hydrology of how water gets to Mondo Ponds.

Speaking to Page 5 of the Drainage report, Silva stated that they show the summary of peak flows that they have reduced the stormwater runoff by 6-37% (various storms). Over existing conditions.

SP-3 is the Sedimentation and Erosion Control Plan. It shows reinforced Silt fencing with a haybale behind it to structurally hold up the silt fencing to ensure it stays in its place. They have two anti-tracking pads to prevent tracking mud into Sub Way and the town drainage system. They also are proposing silt sacks for all catch basins to catch any silt, mud, and debris to allow the galley system to operate day 1 clear and clean of silt and debris.

Silva referenced proposed mitigation area on the site plan. The landscaping plan that may be changed depending on which mitigation plan the Agency prefers. The lighting plan was reviewed; LED dark sky compliant fixtures, no trespass of lighting off property into wetlands. SP-6 – S&E details of silt sacks and reinforced silt fencing reviewed. SP-7 is standard curb and signage details. SP-8 shows plunge pools for discharged from galleys. They are proposing hooded outlets on all catch basins to catch any floatable oils and prevent them from going downstream. He described the function of the swirl concentrators that they have chosen for the plan and stated that it removes solids down to 2 microns.

Magnan said that typically, the Agency would schedule a site walk and schedule a public hearing in the public interest for this amount of work in a wetland / proposed mitigation. The hearing could be scheduled for 6/07/23. Connors felt a site walk would be in order. Munson agreed with a site walk and asked for clarification of the wetland lines. Silva highlighted this on the map.

Munson questioned if the parking was always there and what the change in impervious surface from what exists is. Curseaden stated that the parking has mostly been there. MaryRose said parking has been added by the Ice Pavilion and at the end of the parking rows along Mondo Ponds to the North of the parcel. Silva stated that there is just about an acre and a half of increase. They are storing that in underground galleys. The increase is the green space and parking islands that will be removed for the construction.

Magnan asked that they broadly describe what consideration has been given to the wetlands given the general nature of the business.

Curseaden stated that they could not answer about any chemicals right now, but will be better able to answer when we meet again. The main use will be storage and shipping of parts. Perhaps chemicals to clean the onsite equipment.

Magnan questioned if there are fire apparatus roads and snow shelves. Silva stated - speaking to SP-1 showed fire lane and stated that they used the City's turning templates. Snow shelves areas in the front and rear. If there are 2-3' storms that will need to be trucked off-site by the property manager, which is RD Scinto, that has experience with snow removal.

Magnan asked that they please supply a snow removal plan.

Connors questioned if the existing building would be removed. Silva stated that it would and showed the outlines of the existing buildings on SP-1.

Munson questioned the height of the building. Rose stated that the building will be a maximum of 45' high, 1 story warehouse with a low slope roof. Sloping away from the ponds.

Munson questioned the loading docks; if there would be vehicles left overnight i.e. trucks as he is concerned about leakage from sitting vehicles, oil, tank failures etc. Silva stated that it will be tractor trailers; he will check to see if they will be left overnight. There is a long trench drain under the area where the trailers will park. It goes to a water treatment structure and gets pumped and inspected every 6-12 months. That structure then connects to the galleys. So that there is no direct connection to the wetlands.

MaryRose asked for a stormwater maintenance plan for review. Munson asked that any stormwater maintenance plan be made part of the lease to ensure that it is done.

Munson agrees with a site walk and the need for a public hearing due to the proposed filling of the wetland.

Magan asked that there be more critical thinking from Mr. Kenny around the alternatives. Typically, anytime a wetland is destroyed there is a 4:1 ratio of creation. Unsure if enhancing some features of adjoining wetlands is sufficient to replace that loss and he needs further information to review.

Curseaden questioned that if a public hearing is considered that date be set this evening. And further stated that there was critical thinking of the wetland mitigation area but there is concern about disturbing pristine upland forest habitat to create compensation/mitigation area.

Magan would like the agency to be able to review a snow shelf plan, stormwater management plan, and wetland mitigation proposals.

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 05/03/23. Petition deadline would be 5/03/23)

The following motion was made by Connors and seconded by Donaldson-Gladue that a site walk be scheduled for applications IW-23-0030, 0 Sub Way; IW-23-0029, 305 Sub Way; IW-23-0028; 325 Sub Way on May 24, 2023 at 4:00 p.m. The motion carried unanimously by roll call vote.

The following motion was made by Connors and seconded by Donaldson-Gladue that a public hearing regarding applications IW-23-0030, 0 Sub Way; IW-23-0029, 305 Sub Way; IW-23-0028; 325 Sub Way, would be in the public interest. He moved that a public hearing be scheduled for June 7, 2023. The motion carried unanimously by roll call vote.

G. Minutes

A motion was made by Donaldson-Gladue, seconded by Valvo to accept the minutes of 05/03/23 as presented. The motion carried by roll call vote with Connors and Munson 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		
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.		
32 Alexander Drive	Permit taken out		
16 Marsh Street	Ongoing		
114,122,124,128 Merwin Ave	Ongoing		
40 Morehouse Rd	Permit taken out		
690 New Haven Ave	Ongoing		
33 Pearl Street	Revised asbuilt required		
8 Pepe's Farm Road	Ongoing monitoring.	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. Issue with stormwater association to be worked out with developer/lot owners before bond release.	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

The next meeting will be a Site Walk next Wednesday, May 24th at 4:00 pm. The Public Hearing and next Regular Meeting will be on June 7th via Zoom.

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.

There being no further business to discuss, a motion was made by Donaldson-Gladue, seconded by Connors to adjourn at 8:35 p.m. The motion carried unanimously by roll call vote.

Respectfully submitted,

Lisa Streit

These minutes have not been accepted or approved.