

A. Roll Call

Present: Brendan Magnan, Daniel Bedeker, Jim Connors, Dave DeFlumeri, Heather Donaldson-Gladue, Steve Munson and Lisa Tryon.

Absent: Ranjit Bhawe, Matthew Connors and Julie Valvo.

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, she 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 DeFlumeri 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, 325 Sub Way. The proposed project is for construction of a 160,000 sq. ft. warehouse facility and 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.

At the 5/17/23 meeting the Agency received these applications and called for a public hearing and site walk. The Agency held a special meeting and site walk on 5/24/23. Commissioner Connors walked the site this week. The minutes from that site walk are in the document links. The project has been sent to the City Engineer for review. At the last meeting the Agency requested information on a snow removal plan, stormwater management plan, wetland mitigation proposals.

The public hearing had been scheduled for this evening but had to be rescheduled to 6/21/23.

Tryon would like clarification on the plan for encroachment on wetlands The two options given are to

- 1) To turn a hard wood forest into a wetland
- 2) To enhance some of the trails.

She questioned if there was there another way that they were going to add wetlands to make up for the wetlands they are encroaching on and if there are alternatives to the encroachment for loss of wetlands.

MaryRose stated that the current proposal is for a loss of 0.223 acres of wetlands along the front of the site with a proposal to create wetlands in the wooded area also in the front of the site. The applicant has spoken about an alternative proposal but that has not yet been received.

Connors stated that he has concerns about losing the forest for creation and would like to see alternatives. A discussion followed regarding the need for alternatives and a function and values analysis of the wetland impacts.

Magnan reminded the Commissioners to please come prepared on the 21st to approach the application with no predetermination having reviewed the Regulations.

Magnan stated that this evening the Agency can:

- Ask questions.
- Take no action.
- Request additional information.
- Schedule a site walk

No action taken.

G. Minutes

A motion was made by Connors, seconded by Donaldson-Gladue to accept the minutes of the regular meeting of 05/17/23 and the special meeting and site walk of 5/24/23 as presented. The motion carried by roll call vote with Connors, Donaldson-Gladue, DeFlumeri and Tryon 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.

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 Public Hearing and Regular Meeting on June 21st 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 Connors seconded by DeFlumeri to adjourn at 7:50 p.m. The motion carried unanimously by roll call vote.

Respectfully submitted,

Lisa Streit

These minutes have not been accepted or approved.