

Minutes of the regular meeting of the Inland Wetlands Agency on July 18, 2007.

A. Roll Call

Present: Barbara Bell, Allan Cegan, Jim Connors, Ken Cowden, Lynne McNamee, Steve Munson and Phil Fulco.

Absent: Scott Koschwitz, Joel Levitz, Bob Nunno and Jack O'Connell.
Fulco called the meeting to order at 7:30 p.m. and deemed Bell the voting alternate.

B. Public Comments

None.

C. New Business

1. **Application IW-A-07-022: 252-256 Melba Street, Melba Realty LLC** – proposal to raze existing building and construct 16 units in 4 buildings with construction, parking and grading with 100' of wetlands in the South Central Shoreline Watershed.
MaryRose reported that this application is on the agenda for the first time and can be discussed at the 8/1/07.
2. **Pre-Application IW-A-07-025: New Haven Avenue, Estate of Florence O. Daniels** – proposal to clear vegetation along the front of the parcel to market lot with work within 100' of a wetland in the Indian River Watershed.
MaryRose reported that this is a pre-application request by Betsy Herrscher for the estate of Florence O. Daniels to clear an approximate 100' x 90' area on a parcel on New Haven Avenue. The parcel is located between the Pond Point Animal Hospital and the Chiropractic office. Mrs. Herrscher is in the process of settling her mothers' estate and must put the property on the market. Last month, MaryRose approved a request to clear a path on the property to access the rear area and identify wetlands on the site. Ken Stevens of Soil Science and Environmental Services visited the property and determined that there is approximately 100' from the New Haven Avenue to the wetland areas on the site and that there is an intermittent watercourse along the southwestern portion of the parcel. Mrs. Herrscher's realtor has advised her to have the area cleared so that prospective buyers could see the potential of the parcel. Mrs. Herrscher has spoken to the City of Milford Land Trust about acquiring the land but they are unable to purchase it at this time. Currently, the front of the property has been mowed by the DOT and an approximate 6' wide path has been cleared about 100' into the site. The primary vegetation on the site is rose, phragmites and greenbriar.

Prints from the GIS were distributed for review. MaryRose recommended a 25' buffer area. Bell asked about the size of the lot. MaryRose reported that the lot is

3.89 acres. Bell asked if it was in the review area and MaryRose stated that it was. Connors asked if some of the area was tidal. MaryRose stated that it was – up behind the animal hospital to the storage yard on Pepe's Farm Road. Munson asked for some clarifications on the maps. Connors asked if the area drains Pepe's Farm Road. MaryRose stated that it does. The following motion was made by Connors and seconded by Cegan:

I move that the Designated Agent issue a Jurisdictional Ruling for pre-application IW-PA-07-025, New Haven Avenue for the clearing of vegetation along the front of the property to a depth of 75' from the curb for the purpose of marketing the property with conditions including:

- There will be no clearing within 25' of the wetlands on the rear of property.
- There will be no clearing within 25' of the intermittent stream on the South Western portion of the property.
- Proper soil erosion and sedimentation controls must be installed and maintained while the site is disturbed.

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

After some discussion, a motion to amend the motion was made by Munson, seconded by Connors that any future clearing or additional work of any kind requires additional permitting from the IWA. The amended motion carried unanimously.

D. Old Business

- 1. Violation IW-V-07-017: 55 Peck Street, Mark & Sylvia Scheets** – clearing and dumping debris within 150' of a wetland or watercourse in the Wepawaug River Watershed without a permit.

MaryRose reported that this is a violation issued 5/11/07 to Mark & Sylvia Scheets for clearing and dumping debris within 150' of wetlands in the Wepawaug River Watershed. The IWA upheld this violation on 5/16/07. MaryRose has not yet walked the property with Mr. Scheets and she recommended that the IWA uphold the order. She drove by the site and it is totally overgrown. No action taken.

E. Minutes

A motion was made by Connors, seconded by Munson to accept the minutes of 6/20/07 as presented. The motion carried with Bell abstaining due to her absence of the meeting.

F. Subcommittee Reports

None.

G. Staff Report

- The next regular meeting is on 8/1/07; please let the office know if you are unable to attend.
- The proposed calendar for 2008 meetings was distributed and will be voted on at the 8/1/07 meeting. The meetings are proposed for the 1st and 3rd Wednesdays of the month except for January 2008 when the 2nd and 4th Wednesdays are proposed in order to allow new and reappointed members to be sworn in at the January 7th Aldermanic meeting.
- Project Status:
 - 122 Cherry St – sidewalk surveyed at 5' – plantings in, site stabilized, awaiting asbuilt.
 - Milford Crossing – under construction.
 - Milford Market Place – under construction.
 - Milford Point Road – Good Shepard Daycare – under construction.
 - Milford Power Housatonic Water Supply – under construction.
 - Milford Sewer Project – completed awaiting asbuilt and final inspection.
 - Milford Sewer Project – Housatonic Plant Upgrades under construction
 - West Ave Condos – under construction.
 - YMCA mitigation work complete – awaiting final inspection.

Bell questioned the Cherry Street sidewalks. MaryRose stated that this was questioned in May that the sidewalk was not 5' wide as required. It was investigated and it is in fact 5' wide.

H. Chairman's Report

- The IWA's Annual Report was distributed.
- The Habitat News Letter was referenced – noting that it has good information for review. McNamee questioned page 7, the second bullet about new technology and alternate septic systems. MaryRose stated that the majority of the town is sewered and that a primary and secondary septic is required when a septic system is built but she will ask the Health Department of this status.

The next regular meeting will be on 8/1/07.

There being no further business to discuss, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Lisa Streit

These minutes have not been accepted or approved.