

Minutes of the regular meeting of the Inland Wetlands Agency on July 20, 2011.

A. Roll Call

Present: Cathy Collins, Alan Cegan, Jim Connors, Ken Cowden, Sally Lee, Justin Margeson and Steve Munson.

Absent: Michael DeGrego, Jon Higgins, Lynne McNamee.

Collins called the meeting to order at 7:30 p.m.

B. Pledge

All stood for the Pledge of Allegiance.

C. Old Business

- 1. IW-A-11-021: Cascade Boulevard, Garden Homes Management** – proposed construction of a 36 unit multifamily rental building within 100' of a wetland or watercourse in the South Central Shoreline Watershed.

MaryRose reported that this is an application by Garden Homes Management for a 36-unit multifamily rental building with associated grading, stormwater treatment and parking within 100' of a wetland in the South Central Shoreline Watershed. It is a 3.66 Acres site that has 2.53 acres of inland wetlands.

A special meeting and site walk is scheduled for this application on Tuesday, July 26th at 4:30pm at the site on Cascade Blvd. At our last meeting we had requested several things be added to the plan and that they be reviewed by the City Engineer. Revised plans have been submitted to Engineering for review. Mr. Trinkus is here this evening if anyone has any questions on the application.

Trinkus stated that he spoke with the City Engineer, Gary Wassmer and he had reviewed the plans. He asked for additional test pits for water depths; this will be done and submitted for the record.

Speaking to sheet Sheet 1 Trinkus orientated the members to the site. These will be studio and 1- bedroom units. The roof drainage will go to two bio-retention systems. There are favorable soils on site for infiltration - charleton soils underlain by coarse sand and gravel. The parking lot will be permeable pavement with retention of the 100 yr event using a conservative infiltration rate. The prior plan showed a 20' line parallel to the wetland line, they have added dimensions and the 100' buffer. Sheet 2 shows additional native plantings, they will remove old metal and invasives found on the site as directed by environmental services. Trinkus stated that he would send a pdf tomorrow of the site for easy location on the site walk.

Collins questioned that the report stated he would use either permeable pavement or pervious concrete which will it be? Trinkus stated that it would be based on the surface. He needs to find a contractor that is capable of installing either 4" pavement or 6" pervious concrete.

Collins had questions for James Cowen; has the NDDB report been received? She further stated that a wildlife survey seems warranted based on the various species and food for species on site. Will they be removing the invasives within the wetlands? Trinkus stated that they have not received the NDDB report yet. He will forward the questions on to Jim, it is not his specialty. They are only removing invasives at the upland fringe along the wetland boundary not in the wetland.

Munson asked about the status of Fire Department access. He thinks access to the buildings rear windows is what the fire department will be looking at. It is a wetland issue because it could alter the location of the building. Trinkus stated that he had called the Fire Marshal but has not heard back yet. Richard Freedman says the buildings are to be sprinkled so no need for FD access to the rear. He feels it could be provided without moving the bio-retention. However, a response has not been received from the Fire Department.

Collins stated that McNamee had asked about fencing and Cowen had said that it was unlikely there would be kids or children there to get into the wetlands. Collins stated that the Agency typically requires split rail fencing. Trinkus stated that he is using waddles and silt fencing and orange safety fencing for construction purposes. He thinks people will go through split rail fencing if they want to but he is worried the animals wouldn't be able to.

2. Violation IW-V-11-023: Westmoor Road, Field & Son Builders, LLC – clearing in and within 100' of a wetland or watercourse in the South Central Shoreline Watershed without a permit.

MaryRose reported that this is a violation issued to Chris Field of Field & Son Builders for clearing in a wetland without a permit on Westmoor Road. In the process of clearing the road for access to their lot, Field and Son's cleared and pushed brush, vines, yard waste and misc material from the road area into the wetland adjacent to flag 8. Field & Son's engineer, Codespoti & Associates located and re-staked the wetland flags on the site with pink flagging and numbers. MaryRose printed photos from the site showing the brush pile and the staked flag locations. In the photos reviewed at the last meeting we saw that the edge of the wetland line is overtaken with a large stand of invasive Japanese Knotweed.

At the 7/6/11 meeting the Agency accepted Field & Son's proposed mitigation plan entitled "*Knotweed Removal Narrative, Parcel 7, Westmoor Road, Milford Connecticut, July 6, 2011*" by Soil & Wetland Science, LLC received 7/6/11 and required the following:

- Implementation of the mitigation plan received 7/6/11 by 7/15/11

- Completion of the removal work and restoration phase of the mitigation plan by 9/1/11
- A monitoring mitigation bond based on the estimate must be submitted by 7/15/11 and will be released after review and approval of the final report after 3 years of monitoring September 2014.

Mr. Field posted his bond on 7/13/11. Removal work started on 7/15/11.

E. New Business

- 1. IW-A-11-025: 36 Ettadore Parkway, Christopher Field** – two lot subdivision with one existing and construction of one single family home in and within 100' of a wetland or watercourse in the South Central Shoreline Watershed.

MaryRose reported that this is an application by Christopher Field for a two lot subdivision with one existing house on Ettadore Parkway. The proposal calls for the filling of 750 sq ft of inland wetlands and the creation of 1125 sq ft. on the 0.88 acre site. There are both tidal and inland wetlands on the property. No tidal wetlands are proposed to be filled.

Mr. Field, of Field & Sons Builders and Otto Theall of Soil and Wetland Science are here this evening to present the proposal.

Chris Field 17 Beacon Hill Rd. submitted photos of the site as well as the response from the DEP and stated that they did not see any impact to species

Otto Theall, Soil Scientist and Wetlands Scientist with 21 years experience stated that he delineated the site and some filling of wetlands is proposed adjacent to the house and creation is proposed. A 2 to 1 ratio is usually proposed. However, it was discussed with staff that the 2:1 brings the replacement close to the road and probably the loss of the 28" tree. He argued for 1:1 replacement since the existing wetland is all lawn. If changed the lawn area with plantings the size would be the same but the function would be superior. We have proposed 1.5:1 because it provides more wetland than exists now and they will be higher functioning.

Collins asked about the 30" tree location and if the proposed deck is the center of this tree and that it is to be cut down and would like clarification of what trees are to be cut down.

Collins asked if there was water behind the tree in the picture. Field stated that that is the corner of the existing driveway. Theoretically, the property could get water there. Field stated that all building is at elevation 12.

Cowden would like clarification of the type and location of the 30" tree.

A motion was made by Connors, seconded by Lee to hold a site walk at 36 Ettadore Parkway on 7/26/11 at 5:30 p.m. The motion carried unanimously.

F. Minutes

A motion was made by Connors, seconded by Cowden to accept the minutes of 7/6/11 as presented. The motion carried unanimously.

G. Subcommittee Reports

- Bylaws, Regulations & Procedures committee. Margeson reported that they met on 7/14/11 and worked on the fee schedule which was last updated in June 2001.
- Communications & Education committee. No report.
- Commissioners' Training committee. No Report

H. Staff Report

- The office has been busy with inquiries and site inspections.
- West Ave Sewer Fucci Construction is nearly complete.
- East Broadway pump station project is ongoing.
- East Broadway interceptor is on hiatus until after Labor Day
- Subway parking lot expansion is ongoing.
- Prospect Falls is ongoing
- CVS is ongoing
- West Avenue and Gulf Pond pump station projects are about to start.

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

I. Chairman's report and communications

The next meeting is a site walk on 7/26/11, 4:30 p.m. at Cascade Blvd. and at 5:30 p.m. at Ettadore Parkway and the next Regular meeting is 8/3/11 in Conference Room A.

There being no further business to discuss, the meeting adjourned at 8:10 p.m.

Respectfully submitted,

Lisa Streit

These minutes have not been accepted or approved.