

Minutes of the regular meeting of the Inland Wetlands Agency on October 4, 2006.

A. Roll Call

Present: David Casey, Allan Cegan, Jim Connors, Ken Cowden, Steve Munson, Bob Nunno, Scott Koschwitz and Phil Fulco.

Absent: Joe DellaMonica, Barbara Bell and Peter Vita.
Comm. Fulco called the meeting to order at 7:30 p.m.

B. Public Comments

None.

C. Old Business

1. **Application IW-A-06-055: 180 Melba Street, Point Beach Town Homes, LLC** – proposal to demolish an existing structure and construct a 50 unit condominium with construction and grading within 100' of wetlands in the South Central Shoreline Watershed.
Comm. Fulco reported that the Agent for this application has asked that discussion be postponed at this time

D. New Business

1. **Application IW-A-06-059: White Oak Terrace, White Oak Terrace, LLC** – proposed 46 unit multi-family residential housing with construction, grading, a culvert and road work in and within 150' of wetlands in the Wepawaug River Watershed.
MaryRose reported that this is a proposal for a 46-unit multi-family residential complex with work in and within 150' of wetlands in the Wepawaug River Watershed. This site was previously approved for a 62-unit/82 bedroom multifamily residential complex on a 5.77-acre parcel by the MIWA. This parcel is 4.78 acres in size; approximately 1 acre of the parcel was split from this lot and sold to the adjoining property owner on the Boston Post Road. Both this and the previous application proposed the filling of 362 sq. ft. of inland wetlands for the reconstruction of a culvert for site access. Gary Wassmer of CCG will present the application. Attorney Kevin Curseaden was also present on behalf of the applicant.
Atty. Curseaden stated that the applicant James D'Amato was also present and proceeded to orient the site. The site is off of High Street at the end of a cul-de-sac with three sides having major road ways and the fourth side being Roller Terrace. The IWA approval runs from 8/98 through 8/08. The same amount of wetlands fill is proposed as was previously approved, which is for access to the site. There is no other way to access this property. The site is 1 acre less in size

and the buildings are reduced by one. There will be 2 detention/retention ponds proposed verses underground drainage. 4,600 sq. ft. of mitigation is proposed verses 362 sq. ft. of wetlands to be filled. The site currently has a lot of debris on site; couches, etc. and is being encroached upon. There is a significant reduction in the size of the project. This is a good transitional project for the neighborhood.

Gary Wassmer, LS, PE reviewed the existing culvert, which is proposed to be a bigger and better boxed culvert. A V2B1 system is proposed. The proposed detention ponds were reviewed as well as the plantings. This system is sized so that even in a 100 year storm the flow will not overtop. Zoning regulations have changed and less parking is required so there is 75 parking spaces proposed verses 150 and this will have a responsible owner verses individual lots. The landscaping plan by Peter House was reviewed. These improvements will eliminate debris and clean up the site. Currently kids hang out on the site; there is a couch, a fire pit, etc. The site is 4.8 acres with less than 1.5 acres wetlands. 362 sq. ft. is proposed to be filled with 4,600 sq. ft. creation proposed.

Comm. Fulco asked if they would be apartments. Wassmer stated that there would be 46 – one bedroom apartments. Comm. Fulco asked about snow shelf, sand and salt and garbage disposal. Wassmer stated that there are 2 proposed dumpster locations and these were reviewed as well as the snow shelf areas. The flow of the site and catch basins were reviewed. Comm. Fulco asked if the private drive is to be curbed. Wassmer stated that it is.

MaryRose clarified that there would be treatment to the hooded catch basins, under the parking to catch basins to an infiltrator and then rip rap. Wassmer agreed. MaryRose stated that a maintenance schedule twice per year would be required.

Comm. Casey asked about the interaction with this site and the pump station. Wassmer stated that the site will be sewer and tie into the existing system and this was reviewed. MaryRose stated that the state drainage system from Route 1 goes through this system.

Comm. Connors asked for MaryRose's input on the proposed verses previous plan as they are not changing the amount of fill and this plan has less impact. MaryRose stated that there was a Public Hearing on the last application and it is up to the IWA as to how they would like to proceed. It was noted that Tom Petros of Soil Scientists reflagged the area last week and his report was submitted. The wetlands are in the same area and the same area is proposed to be filled.

The following motion was made by Comm. Connors and seconded by Comm. Cegan:

Mr. Chairman, after duly considering all relevant factors, I move to approve this application based on the plans entitled "White Oaks Terrace, An Affordable Residential Community Under C.G.S.8-30g, Milford, CT" by CCG, cover and 11

sheets dated 7/27/06, the information in the file and presented this evening, for the following reasons:

- The applicant has provided convincing documentation that the only access to the site requires replacement of the existing 24' RCP
- There is a valid existing MIWA permit for the replacement of the 24' culvert and construction of multi-family residential housing on this property
- This action will not have a negative impact or effect on the physical characteristics of the adjacent wetlands and watercourses

With conditions including:

- A split rail fence to be field delineated by the Engineer and the Designated Agent between plantings to demark the edge of disturbance
- Wetland Boundary Markers to be placed on 4 x 4 posts at 24' on center along silt fence line.
- A permit condition bond to be calculated must be posted with the MIWA for S & E controls, border plantings, wetland boundary markers, split rail fencing and an asbuilt showing finished 2' contours and locating all site structures.
- The permit is issued 10/4/06 and now expires on 10/4/11.
- A drainage maintenance plan to be submitted.
- There is to be no snow dumping into the wetlands.

The motion carried unanimously.

E. Minutes

A motion was made by Comm. Connors, seconded by Comm. Cowden to accept the minutes of the 9/20/06 meeting as presented. The motion carried unanimously.

F. Subcommittee Reports

None.

G. Staff Report

- An email was received and distributed from Barbara Milton of the Open Space Committee regarding House Bill #5447, Public Act #06-89, AN ACT CONCERNING ENCROACHMENT ON OPEN SPACE LANDS that was recently passed. The email referenced ATV's and 4-wheel drives that have been damaging the Solomon property and as part of an effort to launch a massive education and enforcement campaign to stop the devastation, they are asking people to meet on 10/7/06 at the commuter parking lot at exit 55 of the Merritt Parkway.
- Kathy will be back in the office tomorrow.
- Comm. Casey asked why the White Oak Terrace application had to come before the IWA tonight if it has an existing permit and the proposed project had less impact. MaryRose stated that the property/parcel had changed and the permit goes with the land. Comm. Casey asked about the Ansantawae project that was turned over to the City Attorney and if it has been resolved. MaryRose stated that it is 90% resolved. Plantings have been put in since June and she is awaiting the asbuilt.

Project Status:

- The YMCA mitigation work is almost complete.
- Ryder Woods – waiting for the asbuilt.
- Milford Crossing – under construction
- West Ave Condos – under construction
- Beaver Brook Sewer – under construction – pipe 99% complete, pump station work started.
- Milford Power Housatonic Water Supply – under construction.
- Milford Market Place – demolition almost complete.

H. Chairman's Report

None.

The next regular meeting is on October 18, 2006.

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.