

A. Roll Call

Present: Brendan Magnan, Daniel Bedecker, Ranjit Bhawe, Jim Connors, Heather Donaldson-Gladue, and Steve Munson.

Absent: 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, 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.

C. Public Comments

None.

D. Old Business

1. **IW-23-0066: 354 North Street, AS Reality, LLC** – proposed installation of closed loop geothermal wells for heating and cooling with work within 150' of a wetland and watercourse in the Wepawaug River Watershed.

MaryRose reported that this is a proposal by AS Reality LLC for installation of a geothermal heating system with work within 150' of a wetland and watercourse in the Wepawaug River Watershed. The proposed work area is located between the building and the Wepawaug River on the south side of the building. A portion of the work area is approximately 15' from the Wepawaug River. They are proposing to install 26 tubes up to 500' deep for the geothermal system. They presented the application at the last meeting.

Questions the agency had at the last meeting included will erosion controls be proposed and what are the plans for long-term stabilization. The sketch submitted with silt fencing and proposed stabilization by hay and seed was reviewed. No petition has been received as of today.

Representatives from AS Reality were in attendance to present the application. Al Subbloie, Kurt Hoffmann, and Dayna Lynn.

Magnan reviewed what the actions the Agency can take this evening:

- Ask questions.

- Take no action.
- Request additional information
- Schedule a site walk
- Schedule a public hearing (no petition has been received as of 11/15/23. Petition deadline is 11/15/23).

The following motion was made by Donaldson-Gladue and seconded by Connors:

After duly considering all relevant factors, I move to approve application IW-23-0066: 354 North Street based on the color sketch on a portion of the 2017 site survey submitted at the 11/15/23 meeting, the information in the file and presented this evening, for the following reasons:

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

A motion was made by Donaldson-Gladue and seconded by Connors to amend the motion to include the following conditions:

- The Permittee must submit a construction plan *prior* to taking out the permit.
- Soil Erosion and Sedimentation controls must be installed and maintained on the site until the property is stabilized. In construction or maintaining any structure or facility or conducting any activity authorized herein, the permittee shall employ best management practices to control storm water discharges, to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and watercourses. Best Management practices include but are not limited to practices identified in the *Connecticut Guidelines for Soil Erosion and Sedimentation Control as revised, 2004 Connecticut Stormwater Quality Manual as revised*.
- Wetland notification to be placed on the asbuilt and in the property deed to give notification to property owners that permits are required from the MIWA to work on the site. Documentation to be submitted to the MIWA office prior to bond release.
- a bond of \$4,100.00 must be posted with the MIWA for S&E controls, and an asbuilt showing finished 2' contours and locating all site structures. The asbuilt must be submitted within 90 days of project completion. Bond cannot be released until the site is stabilized and asbuilt has been received and reviewed.
- The Permittee must submit a certification by the Project Engineer that the completed project meets the design intent of the approval prior to the bond being released.
- The permit is issued 11/15/23 expires 11/15/28 unless otherwise provided by Statute.

Both the original motion and the amended motion passed unanimously by roll call vote.

E. New Business

1. **IW-23-0068: 7 Chester Street, Shari Lyn Herman** – Proposed replacement shed with work within 100' of a wetland in the South-Central Shoreline watershed.

MaryRose reported that this is a request by Shari Lynn Herman of 7 Chester St for a replacement shed with work within 15' of wetlands in the South-Central Shoreline Watershed. The current shed placed by the previous owner is smaller and in disrepair. Ms. Herman would like to replace it with a shed no bigger than 16 X 20'. She wanted to make sure that she could get approvals and permits before committing to the shed size. The 10/17/23 site walk notes and photos are in the document links and were shared on the screen.

Ms. Herman was in attendance to answer any questions.

Herman, stated that her intention is to replace the fence with a newer fence going up to the side of the shed, with a gate to enter the back yard. She is trying to ensure that they follow all regulations before committing to a new shed. She is concerned that the shed may collapse in a strong storm as it is dilapidated.

Connors asked for MaryRose's input regarding the size of the shed requested and any concerns. MaryRose stated that either size had no greater issue than the other and she did not have concerns.

This evening the Agency can:

- Ask questions.
- Take no action.
- Request additional information
- Require a full application.
- Approve the pre-application.
- Deny the pre-application.

The following motion was made by Donaldson-Gladue and seconded by Connors:

I move that the Designated Agent issue a Jurisdictional Ruling for pre-application IW-23-0068 7 Chester Street for a 16' X 20' replacement shed as shown on the sketch on the Milford GIS map in the file and information at this meeting. This action will not have an impact or effect on the physical characteristics of the adjacent wetlands and watercourses. That is my motion.

The motion carried unanimously by roll call vote.

F. Minutes

A motion was made by Connors, seconded by Donaldson-Gladue to approve the minutes of 11/01/2023 as presented. The motion carried with Bedecker and Munson abstaining.

G. Staff Report

There will be a Natural Resources Conservation Service Local Working Group Meeting 12/6/23 from 10:30 to 1pm at the Milford Library program room.

- A public forum to gather information from agricultural producers and forest owners about important natural resource concerns in our area.
- A chance to shape federal and state natural resource assistance programs, including those offered by USDA Natural Resources Conservation Service (NRCS), to better address local conservation needs.
- Convened by your local conservation district, local work group participants include farmers, forest and other landowners, town officials and staff, community leaders, Councils of Government, NRCS, other state and federal agencies and NGOs

Click Link for more information/ registration [LOCAL WORK GROUP-MILFORD Tickets, Wed, Dec 6, 2023 at 10:30 AM | Eventbrite](#)

FOI Training

The City hosted a Freedom of Information Act workshop on 11/08/23. MaryRose has included a link to the FOI Commission website in my draft meeting notes if commissioners would like to review the Act or have specific questions: [The FOI Act](#)

CACIWC Annual Meeting 11/11/23

Chairman Magnan, Commissioner Bhavé and MaryRose along with Steve Johnson and members of the Conservation Commission attended the Conference on 11/11. There were several good presentations. The legal sessions as always were good with good question and answer sessions. The Keynote speaker was UConn Prof James O'Donnell with a discussion on Sea Level Rise and climate change. MaryRose will upload the handouts / links and slides as she receives them to the Commissioner reference page.

Report on 10/11/23 Board and Commission Fair at City Hall

Chairman Magnan and MaryRose attended Mayor Smith's Board and Commission Fair at City Hall on 10/11/23. The event featured presentations from current board and commission members who provided insights into their roles, responsibilities, and the impact they have on the community. The event was well attended and it was great to hear about all the various Commissions where people volunteer to keep the City moving forward. A listing of the Boards and Commissions that attended and the slides are in the reference link that Taft created for you [HERE](#)

Spotted Lantern Fly

The Department of Agriculture is working on the Spotted Lantern Fly Program in CT. Spotted Lantern Fly (SLF) is an invasive species. Large numbers of SLF have been found in Milford in recent weeks. MaryRose was contacted to let commissioners know they are advising citizens to remove most of their preferred food source, *Ailanthus altissima* (tree of heaven), leaving one or two standing to treat with a systemic insecticide. This method in theory forces the adults to feed on the treated trees or disperse elsewhere. Tree of Heaven can be found in wetlands and marshes. MaryRose asked that anyone with concerns contact her to let her know they are taking the trees down on advice of USDA to avoid concerns with clearcutting.

Tree of Heaven

MaryRose has added links in the notes to information on Tree of Heaven [Tree-of-Heaven \(Ailanthus altissima\) | Connecticut Invasive Plant Working Group \(uconn.edu\)](#) and the Spotted Lantern Fly [CT Spotted Lanternfly](#)

Community Development – Economic Development Strategic Plan

MaryRose sent Commissioners a link to the slide deck for this meeting held 9/20, and 9/26 and Taft has added to your reference page. The link is [HERE](#) you can still send input to Julie Nash, JNash@milfordct.gov the Economic Development Director

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	Asbuilt received		
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.		
32 Alexander Drive	Ongoing, changing to a rain garden		
114,122,124,128 Merwin Ave	Ongoing	8/29/23	
40 Morehouse Rd	Ongoing		
690 New Haven Ave	Asbuilt received, monitoring reports due through 6/2026	6/23	6/26
8 Pepe's Farm Road	Ongoing monitoring.	June 2023	Nov 2023
0 Quarry Road	Ongoing, lot 1 & 2 completed, lot 3 under construction		
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.		
260 Old Gate Lane	Ongoing		

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

H. Chair Report

The next meeting will be a Regular Meeting on December 06, 2023 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 8:10 p.m. The motion carried unanimously by roll call vote.

Respectfully submitted,

Lisa Streit

These minutes have not been accepted or approved.