

Minutes of the Regular Meeting of the Inland Wetlands Agency on December 17, 2008.

A. Roll Call

Present: Barbara Bell, Allan Cegan, Jim Connors, Ken Cowden, Joel Levitz, Lynne McNamee, Jim Richard and Phil Fulco.

Absent: John Ludtke, and Steve Munson.

Fulco called the meeting to order at 7:30 p.m. and deemed Bell the voting alternate.

B. Public Comments

None.

C. Old Business

- 1. Application IW-A-08-054: 168 Pepe's Farm Road, Woofer Properties, LLC** – proposed construction of a 50' x 60' addition on existing paved area within 100' of a wetland or watershed in the Indian River Watershed.

MaryRose reported that this is a proposal by Woofer Properties for a 50' X 60' addition on the existing paved area to expand the business on the site. No work is proposed outside of the existing paved and fenced areas. There is no change proposed in the amount of impervious surface on the property but the property owner is proposing to install an infiltration system to retain the first 2" of rainfall over the existing impervious surfaces. Mike O'Bymachow of NOK is here this evening to present the project.

Mike reviewed the existing conditions and oriented the site and plans. The area was flagged by a Soil Scientist and this report was submitted. The wetland boundaries were reviewed. The stormwater system design is to catch the first flush or first 2". They are proposing to dig down to native soil, fill with gravel and a galley system. This will be fed by a new catch basin in the northwest corner of the site.

Connors asked about the parking and if this was enough for the site. Mike stated that it meets Planning & Zoning requirements for use; the addition is for storage so the parking is not necessary.

Fulco asked what the small alcove closest to the wetlands is for. Mike stated that it is an access for a forklift into the lower level of the building. The heavy dark line on the plan shows the extent of the existing pavement; they are not proposing any additional pavement.

Bell requested a description of the stormwater system and maintenance schedule. On the plan it calls for 76 linear feet of galleries but the plan shows 25 and 44 linear feet and this doesn't add up. Mike stated that this was a typo and it is 76 linear feet. Bell asked what is the depth of the galleries and how do they know that the water will penetrate. She further asked about the vegetation on the slope. Mike stated that they are 4 X 4 galleries and they will dig to the original soil and add stone, and he doubts very much that there is any rock in that area; there are trees and shrubs and it is fairly dense.

Fulco stated that there is no maintenance plan on the plans and this must be submitted prior to the issuance of a permit.

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

After duly considering all relevant factors, I move to approve application IW-A-08-054, 168 Pepe's Farm Rd based on the plans entitled "*Woofers Properties, LLC, 168 Pepe's Farm Road, Milford, Connecticut*" by NOK, 2 sheets, dated 10/12/08, the information in the file and presented this evening, for the following reasons:

- Work is not proposed in or within 30' of a wetland
- There will be no increase in impervious surface on the property.

With conditions including:

- The site plan will be corrected to reflect the appropriate number of 4X 4 galleys required on the site.
- A bond of \$6,485.00 must be posted with the MIWA for S&E controls, border plantings, wetland boundary markers and an asbuilt showing finished 2' contours and locating all site structures.
- The stormwater maintenance plan for galleys and catch basin will be submitted prior to issuance of the permit.
- This action will not have a negative impact or effect on the physical characteristics of the adjacent wetlands and watercourses.
- The permit is issued 12/17/08 and will expire on 12/17/13

The motion carried unanimously.

D. Minutes

A motion was made by Connors, seconded by Cegan to approve the minutes of 12/3/08 as presented and carried unanimously.

E. Subcommittee Reports

Bell reported that the main legislation coming up for the DEP is the 100' buffer law. That looks like the main or only wetlands legislation for the DEP this fall. The Home Builders Association is still trying to push combining all land use boards for streamlining the permitting process. It is an attempt to push regionalization and smart growth.

F. Staff Report

- Just a reminder that if you are being re-appointed that you will need to be sworn in again by Alan Jepson, either at the Aldermanic meeting on January 5th or prior to our meeting on January 7th.
- Our next meeting will be an organizational meeting with the election of the Chair, Vice-Chair and Parliamentarian followed by the regular meeting on January 7.

G. Chairman's Report

- Fulco stated that hopes that those that are up for reappointment seek reappointment.
- Happy Holiday's - Merry Christmas, Happy Hanukah and Happy Kwanza - whatever you celebrate.

The next regular meeting will be on January 7, 2009.

There being no further business to discuss, the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Lisa Streit

These minutes have not been accepted or approved.