

A. Roll Call

Present: Brendan Magnan, Daniel Bedeker, Ranjit Bhawe, Matthew Connors, Ken Cowden, Carol Dunn, Lilly Flannigan and Steve Munson.

Absent: Jim Connors and Dave DeFlumeri.

Also Present: MaryRose Palumbo and Lisa Streit

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

B. Pledge

All stood for the Pledge of Allegiance.

C. Public Comments

None.

D. New Business

- 1. IW-PA-19-023: 708 Boston Post Road, Milford Oral and Maxillofacial Surgeons** – proposed demolition of one existing building and construction of a dental office with minor improvements within 150' of the Wepawaug River.

MaryRose stated that this is a proposal for demolition of an existing building and construction of a new dental office at the corner of West River Street and the Boston Post Road. The proposed construction is approximately 310' from the Wepawaug River with grading within 190'. They are proposing stormwater galleys with a level spreader overflow that discharges approximately 175' from the Wepawaug River for stormwater pretreatment. The area is currently a former gas station and the Starlander Beck building and associated parking with an outbuilding and two (2) storage containers that will be removed. Ron Wassmer of CCG is here this evening to present the project.

Ron Wassmer, CT Civil Group, 158 Research Drive, Milford oriented the Agency to a 2019 aerial image from Google. Speaking to sheet EX-1 highlighted the wetland line along the edge of the Wepawaug River as determined from the GIS. The 150' upland review line was noted and all the paved improvements were noted in pink shading. He pointed out the multiple driveway entrances. Sheet DM-Wassmer stated that the Starlander Beck building will continue to operate in that building which they lease. He noted that there are two storage containers and a shed in the rear that will be removed. Sheet GD-1 Grading and drainage plan. Wassmer noted changes in green and the reduced driveway entrances. The new building is larger than the gas station and pointed out the parking for the new building and the Starlander Beck Building. In the northwest corner they are proposing underground stormwater storage / treatment system; there currently is no stormwater treatment system. He said that the catch basins will flow to a water quality chamber before entering the stormwater system. There is a level spreader outside of the 150' upland review area. Sheet ES-1 Wassmer pointed out the silt fencing and wetland buffer plantings downgradient of the level spreader. Sheet D-1 is the details for the construction.

Magnan asked what is proposed within the 150' upland area to the East of the Starlander Beck building. Wassmer stated that they are removing the parking from the front and placing it on the

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west side of the building. They access the rear of the building to work on the cars. They are not proposing to make any changes to the east of the building. It will become grass.

Dunn stated she has been to the site in the past and said that it is level.

Flannigan pointed out that the Agency has no say on what is going on beyond the 150' upland review area. MaryRose stated that the Agency can reach beyond the 150' upland review area if there is a potential impact to the wetlands or watercourse.

M. Connors asked if the gravel to the rear will be removed and if it will have silt fencing. Wassmer stated that there will be silt fencing when the gravel is removed and until the loam and seed takes. Cowden stated that he would be ok with a jurisdictional ruling as they are working mostly outside the 150' and they are adding grass and plantings in the 150' upland review area.

Bhave asked about the floodplain management excavation and how the volume was calculated. He requested that the catch basins have 4' sumps to assist in catching the sedimentation.

Wassmer stated that he reviewed the plan with the City Engineer/Flood Plan Manager. He discussed the flood zone and how they arrived at the excavation required for compliance with the Planning and Zoning regulations for flood plain management.

Magnan noted that this is a pre-application received at this meeting and the Agency can:

- Ask questions
- Ask for further information
- Issue a Jurisdictional Ruling
- Require a Full application
- Schedule a site walk
- Schedule a Public Hearing

The following motion was made by Munson and seconded by Bhave:

I move that the Designated Agent issue a Jurisdictional Ruling for pre-application IW-PA-19-023: 708 Boston Post Rd for the demolition of one existing building and construction of a dental office with minor improvements within 150' of the Wepawaug River in the file with conditions including:

- proper soil erosion and sedimentation controls must be installed and maintained while the site is disturbed
- install 4' sumps on the catch basins

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

The motion carried unanimously.

2. IW-PA-19-022: North Street, City of Milford Recreation Department – installation of light poles at Foote Field and appurtenance work within 150' of a wetland in the Wepawaug River Watershed.

MaryRose reported that this is a proposal for an after the fact permit for the installation of lights at Foote Field with work within 150' of wetlands and watercourses in the Wepawaug River Watershed. The work is for an outdoor recreation area which falls under Section 4.2 B for a Use Permitted as of Right. This work was started prior to the last meeting and was going forward without permit or erosion controls; it is the area of disturbance that was noted by Commissioners at the last meeting. As soon as the Recreation Director was notified that there was an issue with the work he mobilized personnel to install erosion controls on the site.

As this is a pre-application, this evening the Agency can:

- Ask questions
- Ask for further information
- Ask for a full application
- Approve the pre-application
- Deny the pre-application

MaryRose stated that the silt fencing is installed and functioning. Magnan thanked Steve Johnson and Ken Cowden for addressing the concerns.

MaryRose stated that the work falls under a permitted use as of right and should be a Jurisdictional Ruling. Magnan agreed. Cowden stated that he drove by the site and saw that the silt fence is in place and agrees with a Jurisdictional Ruling.

The following motion was made by Munson and seconded by Cowden:

I move that the Designated Agent issue a Jurisdictional Ruling for pre-application IW-PA-19-022: North Street for the installation of light poles as shown on the plan entitled "*City of Milford Softball Field Lighting Project, Milford, Connecticut 06460*" by Musco Engineering Associates, 3 sheets dated 10/24/18 rev 2/21/19. *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.

3. IW-PA-19-021: 810 West River Street, City of Milford – proposed demolition of a house and garage and creation of a parking area at the Solomon Property with work within 150' of a wetland in the Wepawaug River Watershed.

MaryRose reported that this is a proposal by the City of Milford for the demolition of a house and garage and creation of a parking area at the Solomon Property within 150' of a wetland area. The new parking area will run perpendicular to West River Street and allow safer parking, handicapped parking, and access to the trails at the property. They are proposing that the parking area slope to the North and then have a level spreader into a biofiltration swale for compliance with the Stormwater Manual. They are also proposing boulders or a wooden guard rail around the parking area. Steve Johnson, Assistant Public Works Director is here this evening to present this pre-application.

Johnson oriented the Agency to the site. He submitted 4 pictures taken this afternoon of the site. The parcel is 99 acres and the only access is through this site. He has run walks and hikes at the site for the last 6-8 years. They have taken the appropriate environmental steps to demolish the house (asbestos removal, etc) and are ready to remove the house. He feels this is one of the best open space parcels in the City of Milford. Only about 2 acres of this site are protected as open space. He created a sketch on the City GIS to show that an 18' parking stall area with a 22-24' driveway. He roughly estimated the site this afternoon at about 60' wide before getting to the wetland area. There are some tulip, black birch and maples that will need to be removed but over the years they have been doing invasives control. There was an Eagle Scout project to remove Japanese barberry. He would like to have boulders or a wooden rail fencing around the site to protect against ATV's, and off road vehicles. He would like to promote the use of this area for hiking; it will help to control the ATV and dirt bike use of the site.

Bedeker asked if there is electricity onsite. Johnson stated that there are no plans for electric services; the Board of Alderman had considered keeping the garage but the problem is vandalism in the rear of the building.

MaryRose stated that she has been to the site many times with Johnson and referenced the parking at Eisenhower Park and that it may be better policed with proper access. Johnson stated that he is trying to get more people interested in using the trails; the more eyes, the better.

Cowden stated that in a moderate rainfall in the existing conditions there is mud running down the apron into the street and a catch basin and feels any improvement would be a plus.

As this is a pre-application, this evening the Agency can:

- Ask questions
- Ask for further information
- Ask for a full application
- Approve the pre-application
- Deny the pre-application

The following motion was made by Munson and seconded by Dunn:

I move that the Designated Agent issue a Jurisdictional Ruling for pre-application IW-PA-19-021: 810 West River Street, for construction of a demolition of a house and garage and creation of a parking area at the Solomon Property with work within 150' of a wetland in the Wepawaug River Watershed, as shown on the sketch in the file with conditions including:

- there will be no filling within 10' of the wetlands on 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. That is my motion.

The motion carried unanimously.

Magnan thanked Johnson for bringing this request before the Agency. Johnson stated that he will be leading a hike there on 6/1/19 for CT Trails Day and will hopefully have the house down by that time.

E. Old Business

- 1. IW-A-19-019: 780 North Street, City of Milford Public Works** – proposed parking lot expansion Foote Field and Splash Pad at Eisenhower Park with construction within 150' of a wetland in the Wepawaug River Watershed.

MaryRose reported that this is a proposal by the City of Milford for a parking lot expansion at Eisenhower Park within 150' of a wetland area. The new parking area will run parallel to North Street and connect the parking at Foote Field and the main entrance area near the playground and splash pad. They are proposing a bioretention swale for infiltration in compliance with the stormwater manual. Stormwater is proposed to sheet flow across the parking area into the bioretention swale and infiltrate. In a large storm event the water will build up in the bioretention area and then sheet flow out into the woods and wetland. The plans have been revised and were in

your mail this evening. The erosion controls were installed in the cleared area outside of the 150' upland review area after the last meeting. No work had been done in the wetland or upland review area at this site. The parking has been reduced to 131 spaces from 190 and a trail has been added for the cross country /walkers /horses as suggested. At the closest point the grading for the rear of the bioretention swale is 23' from the wetland line where the previous plan it was 4'. Erosion controls per the 2002 CT Sedimentation and Erosion Controls Guidelines are proposed for the site work. The parking area is needed for increased programming at the park and for the safe access to both Foote Field and the play areas.

At the last meeting the Agency asked for:

- clearer plans – *this has been done.*
- what the minimum grade to drain was as it appeared too flat to work as designed – *grading revised.*
- how the number of spaces was determined and if it could be reduced – *they have been reduced.*

Steve Johnson was in attendance to present the application.

Magnan asked if the revised plan provides the level of protection needed. MaryRose stated that she would defer to the City Engineer regarding sheet flow. Magnan asked about wetland markers. MaryRose stated that all IWA permits require markers.

Johnsons stated that regarding the planting of the swale, he wanted to minimize maintenance by proposing native grasses and shade flowers.

Behave reviewed the plan and felt that the grading question has been resolved. He questioned if it is the City practice to print the plans in these colors. Future plans should have the standard varied lines instead of colors as this plan is difficult and confusing to read.

This evening the Agency can:

- Schedule a Public Hearing
- Approve the application
- Deny the application

The following motion was made by Munson and seconded by Dunn:

I move to approve application IW-A-19-019: 780 North based on the plans entitled "*Proposed Parking Lot Expansion for Eisenhower park Connecting Pickle Ball Courts – Splash Pad with Foote Field, 780 North Street, Milford, Connecticut*" by City of Milford Engineering Bureau, 1 sheet dated 4/02/19 the information in the file and presented this evening, With conditions including:

- The Permittee must submit a construction plan *prior* to taking out the permit.
- Soil Erosion and Sedimentation controls as outlined on the plans and in the CT DEP "2002 *Erosion and Sedimentation Control Guidelines*" must be installed and maintained on the site until the property is stabilized.
- The Permittee must submit a certification by the Project Engineer that the completed project meets the design intent of the approval.
- Wetland boundary markers be placed appropriately along the parking area.
- The permit is issued 4/03/19 expires 4/03/24 unless otherwise provided by Statute.

The motion carried unanimously.

E. Minutes

It was noted that Flannigan was absent from the Special Meeting and Site Walk on 3/20/19 and the heading should read 84 Cooper Avenue. A motion was made by Cowden to accept the minutes as amended. The motion carried with Bedeker, M. Connors and Munson abstaining.

A motion was made by Flannigan, seconded by Cowden to accept the minutes of the regular meeting on 3/20/19 as presented. The motion carried with Bedeker, M. Connors and Munson abstaining.

F. Staff Report

Site Status:

- 33 Schoolhouse Rd, Original Ecosystems is doing the invasive management and basin plantings and monitoring for the site.
- Welch's Point Rd Pump Station is ongoing. The area is stabilized for the winter and will be seeded in the spring.
- Rock Lane Pump Station is ongoing. The area was seeded in the fall and will be reseeded in the spring.
- Forest Rd –waiting asbuilt.
- Great River Golf Course – waiting to receive the revised mitigation plan for planting.
- 0 Tanglewood Circle – mitigation monitoring is ongoing, we have received 1/10 reports (monitoring anticipated through 2023).
- 24 Cooper Ave – ongoing.
- Ford St / Bailey Ln – ongoing.
- Wheelers Woods – ongoing.
- Eastern Steel Rd – Rail Road Culvert – will start in the next month.

- MaryRose spoke with the Recreation Director, Paul Piscitelli, and will also confirm with Pat Bradbury of the BOE that IWA review and silt fencing and are required when working near a wetland.

Please remember to call or email me if you are unable to attend a meeting; it is difficult if several members call after the office closes at 4:30 to ensure that there will be a quorum.

G. Chair's Report

The next meeting will be a Regular meeting in Conference Room B on April 17, 2019.

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 to adjourn at 8:35 p.m. was made by Munson and seconded by Bhave. The motion carried unanimously.

Respectfully submitted,

Lisa Streit

These minutes have not been accepted or approved.