

Minutes of the Regular meeting of the Inland Wetlands Agency on March 21, 2007.

A. Roll Call

Present: Barbara Bell, Allan Cegan, Jim Connors, Ken Cowden, Lynne McNamee, Steve Munson, Bob Nunno and Phil Fulco.

Absent: Scott Koschwitz, Joel Levitz and Jack O'Connell.

Fulco called the meeting to order at 7:35 p.m. and deemed Bell the voting alternate.

B. Public Comments

None.

C. Old Business

1. **Application IW-A-07-005: 187 Plains Road, WDC Milford Assoc. Limited Partnership Corp.** – proposal to fill 0.0986 acres of wetlands to construct two hotels and a conference center with construction, parking and grading in and within 150' of wetlands in the Beaver Brook Watershed.

MaryRose reported that this is the proposal for 2 hotels, a conference center and an office building at 187 Plains Road. The applicant proposes to fill 0.0986 acres of inland wetlands for construction, parking and grading in the Beaver Brook watershed.

At the 3/7/07 meeting the Agency scheduled a site walk and requested the following information:

- Notification of the ACOE's determination on permitting the site
- Determination of vernal pool status on site
- Alternatives considered for site development especially for minimization of wetland impacts
- Submission of a hydrology report/ drainage calculations
- Listing of pre and post construction pervious and impervious surface on the site
- Clarification on method used to delineate and locate wetland line around ponds

The Hydrology report has been received.

The site walk was held on 3/13/07. Commissioners Koschwitz & O'Connell still need to walk the site.

Sean Dimmock of Dimmock Consulting and Steve Wing, Landscape Architect are here this evening to answer any questions the Commissioners may have after seeing the site.

Dimmock reported that the plans and letter were sent to the Army Corps and a copy of such was submitted to the IWA. A chart showing the pervious and impervious surface has been added to the plans. There are .7 acres of impervious surface and 12.56 acres pervious existing and 7.91 acres impervious and 6.25 acres pervious proposed. The vernal pool determination process is ongoing due to the snow the process was delayed. Mr. Jackson is working on this. Alternative plans were submitted and reviewed. These plans removed the rear office building. The Developer is going to be the owner/operator of the site and this building was to be for his office (he would be relocating his office to this site). This plan would save 7100 sq. ft.

Steve Wing reviewed the landscape plan which complies with Planning & Zoning and the owner. The detention basin area was reviewed; this would be revegetated with native species. Sheet L3 was referenced for the seed mix proposed. The proposed shrubs were reviewed. This area would not be mowed or manicured. Evergreens and spruce are proposed. The area would be cleaned up from debris in the basin area. (hubcaps, etc.) The I-95 right of way is about 60' from the edge of the applicant's property and there is no need for landscaping to be done there. MaryRose stated that if the basin area is left to grow back to its natural state, this might affect its capacity. Wing stated that there could be a maintenance plan and it could be mowed to work as a meadow. Dimmock stated that the area was oversized not at a minimum size so it can be looked at at peak growth and what capacity that would be and it could be made a little bigger. Fulco asked if it would be a wet basin. Wing stated that it would be.

Bell stated that at the site walk a wet area was seen and it is clear on the plan and questioned it being mowed. Wing stated that it is not always standing water; it will detain until it goes into the pipe and then to the Lily Pond. This was reviewed on the plan. Bell asked about the drainage calculations. Dimmock stated that they were submitted with a narrative and the minimum amount of decrease is 27% (flow being reduced) and the maximum is 87%. Bell stated that she would like a copy of this narrative.

Fulco stated that a maintenance plan is needed so that the basin capacity would not be diminished. McNamee stated that the drainage was connected to the office and the back parking so she asked if the office is eliminated, would the drainage be eliminated. Dimmock stated that it would but there would still be some drainage. Fulco asked if this was a viable alternative. Dimmock stated that it is if it is contingent upon approval as they would not like to make the other buildings smaller. They are improving the conditions in the basin area as it is now filled with debris, etc. Fulco stated that the concern is the adverse effects on the wetlands and if there is no impact then there is no basis to remove the building. The applicant could come back for a modification at a later date. MaryRose stated that we are waiting to hear from the Army Corps and they are hoping to visit the site soon. She recommends waiting for the information before a Public Hearing is scheduled and that the IWA should look at a third party review due to

the amount of fill proposed. Based on this an extension may need to be requested in order for the reviews to take place before the application time runs out. The applicant was agreeable to an extension.

D. Minutes

A motion was made by Connors, seconded by Nunno to approve the minutes of 3/7/07 and 3/13/07 as presented and carried unanimously.

E. Subcommittee Reports

None.

F. Staff Report

- The next regular meeting is on April 4th; please let the office know if you are not going to be available.
- Ann Berman has asked for someone to staff and IWA information board for Earth Day, April 28th from 9am to 2pm at the Fowler Pavilion. Please let MaryRose know if anyone is interested.
- There are still openings for DEP training, please let the office know if you are interested.
- Jurisdictional Rulings Issued:
 - IW-PA-07-006: Depot Road, Map 92, Block 704, Parcel 8; Saley; Proposal for construction of condominiums with no work proposed within 100' of a wetland or watercourse in the South Central Shoreline Watershed.
 - IW-PA-07-007: 100 Research Drive, Map 91, Block 809, Parcel 6-12; Dimos Mitas; Proposal for a 103.2' X 151.4' Addition with no work proposed within 100' of a wetland or watercourse in the Indian River Watershed.

Project status:

- YMCA mitigation work complete awaiting final inspection (spring).
- Milford Crossing – under construction.
- West Ave Condos – under construction.
- 122 Cherry St – Sidewalk – under construction
- Milford Power Housatonic Water Supply – under construction.
- Milford Market Place – under construction.
- Milford Sewer Project - Holbrook & Lincoln Infill under construction
- Milford Sewer Project – Housatonic Plant Upgrades under construction

Nunno asked if there were any flooding issues on Cherry Street. MaryRose stated that there were; debris dammed up at the north side of Buick Street but that the site held pretty well. It clogged culverts and was cleaned.

Bell asked about Market Place flooding. MaryRose reviewed the flows and stated that a 72" pipe is planned by the DEP but she does not know for when.

G. Chairman's Report

- Next month is the budget hearing; no problems are anticipated.
- Member lists have been updated. Nunno reported that he has received his certification for training.

The next regular meeting is on April 4, 2007.

There being no further business to discuss, the meeting adjourned at 8:20 p.m.

Respectfully submitted,

Lisa Streit

These minutes have not been accepted or approved.