

A. Roll Call

Present: Brendan Magnan, Jim Connors, Daniel Bedeker, , Heather Donaldson-Gladue, Steve Munson, Lisa Tryon and Julie Valvo.

Absent: Ranjit Bhawe, Matthew Connors and Dave DeFlumeri

Also Present: MaryRose Palumbo, Lisa Streit and Joseph Griffin.

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, she 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.

D. Public Comments

None.

E. New Business

1. **IW-A-23-0015: 32 Alexander Road, Alex Perini** – construction of a one-story addition to a single-family dwelling within 100' of a wetland or watercourse in the Indian River Watershed.

MaryRose reported that this is an application by the Alex Perini of 32 Alexander Rd for a one-story addition within 100' of a wetland and watercourse in the Indian River watershed. The proposed addition is within 52' of Karl's Brook. The applicant has silt fencing proposed between the work and the Brook to protect the resource. She visited the site on 3/31/23 with Mr. Perini and her site walk notes and photos of the property are in the document links.

Reviewing the photos taken 3/31/23 from the site walk memo looking at the proposed location of the addition and the silt fencing in relation to the wetlands associated with Karl's Brook. The applicant has also proposed an underground galley system to accommodate the increase in stormwater per MS4 as designed by his engineer at Nafis & Young.

Alex Perini was in attendance to answer any questions.

Munson asked if the hot tub filling and drainage go into the existing system. MaryRose noted that all discharge from pools, tubs and spas is considered by CT DEEP to be wastewater and may not be discharged to wetlands, watercourses or catch basins. Pool wastewater may be discharged across lawns (but not onto a neighbor's property) or with permission into the sanitary stormwater system.

Munson asked if there would be any additional plumbing in the new addition. Perini stated that there is no additional plumbing.

Connors stated that he felt this was straight forward plan, and that a site walk or additional information was not needed. Donaldson-Gladue agreed.

This evening the Agency may:

- Take no Action.
- Ask questions.
- Request additional information.
- Schedule a site walk.
- Schedule a public hearing (no petition has been received as of 04/05/23. Petition deadline is 4/19/23).

No action taken.

- 2. IW-A-23-0009: 40 Moorehouse Avenue, Cheryl Quinlan and Thomas Lockwood** – proposed elevation in place for a single-family home with construction and work in and within 100' of a wetland and watercourse in the South-Central Shoreline Watershed.

MaryRose reported that this is an application by Cheryl Quinlan to elevate a single-family home in place at 40 Morehouse Ave with decks and stairs for access within approximately 52' of a wetland and approximately 58' of a watercourse in the South-Central Shoreline Watershed.

Quinlan's Soil Scientist could not be here this evening but flagged the wetlands on 3/30/23. Those flags are not on the plan in the document links. The wetland line shown on the submitted map is not attributed to a soil scientist or map. Quinlan is working to get an A2 /T2 survey showing the current wetland flagging, and the proposed location of the access stairs and decks, proposed stormwater improvements, soil erosion and sedimentation controls and any grade changes. MaryRose visited the site on 4/03/23, her site walk notes and photos of the property are in the document links.

Reviewing the photos taken 4/03/23 from the site walk memo looking at the location of the existing house in relation to the recent wetland flagging. The site plans and drawings in the file were also reviewed.

Cheryl Quinlan was in attendance to answer any questions and see what additional information the Agency will need to see at the next meeting.

Ms. Quinlan stated that she owns the home with Thomas Lockwood who was also in attendance, They purchased the home in 2021, applied for a roof in 2022. They got a call from Joe Griffith that the home was required by FEMA to be raised. They had not been notified by the seller and were shocked. This has been difficult and they have met with numerous contractors. They finally found a contractor and came for a building permit and found out they needed an inland wetland permit. They had the soil survey done and have had difficulty getting the surveyor to do the required survey. They also had an elevation certificate done but understand they will need another one once the home is raised. They understand that the Town of Milford has to be FEMA compliant, and as she is an insurance agent that it is important with the town for her to comply. She is very concerned with how slowly this is going. The house is vacant and she is having insurance issues as well. She is

concerned about losing the contractor. This is a large, unexpected expense and they wouldn't have bought the home if they had known this.

Ms. Quinlan stated that the prior owner had applied and been approved, but she guesses that it was too long ago.

Magnan stated that the Agency will not be reviewing or discussing the building permit and will be using the Statutory guidelines for reviewing this application. The IWA's purview is asking questions for protecting the resource. He asked if they are proposing any activity any closer to the wetlands.

Ms. Quinlan stated that the plan is the basic footprint of the house. Thomas Lockwood stated that he just finished the plan, and he could get that to the Agency

Magnan asked what the size of the deck is and the status of the shed and railing area in the rear of the yard.

Munson asked if they are increasing the impervious surface. Lockwood stated that the house raised is the same foundation dimension, they are just adding decks. Connors questioned what would be under the deck; gravel or grass. Lockwood stated that crushed stone or pervious pavement, they would be taking out a concrete slab that is there now.

Tryon asked what would be under the house once it is raised. Lockwood stated that it would be a concrete slab with a garage underneath the house.

Munson asked about the drainage plan for the roof water. Lockwood stated that the drainage is currently dropping off the roof and that maybe they will do rain barrels.

MaryRose stated that she referred Ms. Quinlan to Greg Pidluski, the City Engineer, to determine if they are required to infiltrate the stormwater as they are not proposing to change the footprint other than decks and stairs. Ms. Quinlan stated that the City Engineer told her that the stormwater management report could be as simple as a couple of paragraphs.

Magnan stated that he feels that there shouldn't be an adverse impact and that the IWA will need to see the final survey and report and can take this up at the next meeting.

Munson stated that everything is preliminary here and questioned if a site walk would be needed. Connors stated that he does not feel that a site walk is necessary. Magnan agreed.

Magnan stated that this evening the Agency can:

- Ask questions.
- Take no action.
- Request additional information
- Schedule a site walk
- Schedule a public hearing (no petition has been received as of 4/05/23. Petition deadline would be 4/19/23)

No action taken.

F. Minutes

A motion was made by Connors, seconded by Munson to accept the minutes of 02/01/23 as presented. The motion carried by roll call vote with Valvo abstaining.

G. Staff Report

MaryRose reported that Proposed Bill 5616 would require all IWA Commissioners to be trained by a certain date. She is happy to report that all Commissioner and staff have taken the DEEP training including new member Commissioner Valvo.

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 SCRCOG Multijurisdictional Hazard Mitigation Plan was accepted by FEMA and Milford's resolution for the plan was approved by the Board of Alderman on Monday. The Annual FEMA Community Rating System was accepted by FEMA in February and the annual MS4 submissions were sent to DEEP as required.

The office has been working on inquiries, complaints, minor reviews, and other reporting. We are accepting digital applications through the online permitting request system, City Squared, and processing them in the Municipality the permitting software. We continue to work on issues to have the IWA fully incorporated into the software. We are working with Joe Griffith and the provider on these issues.

Site Status:

Project Site	Status	Monitoring Reports	
		Last Received	Final Due By
1553 Boston Post Road	Ongoing		
30 Bridgeport Ave	Ongoing		
0 Cherry St/Jefferson Park	Permits taken out; trees tagged		
67-69 Cooper Ave	Ongoing		
94 Edgewater Place	Ongoing		
201 Kings Highway	Ongoing		
104 Lavery Lane	Plantings in, seeded, not yet established. Need to review in spring		
16 Marsh Street	Ongoing		
114,122,124,128 Merwin Ave	Ongoing		
690 New Haven Ave	Ongoing		
33 Pearl Street	Revised asbuilt received; under review		
8 Pepe's Farm Road	Ongoing monitoring. There was an issue with erosion from parking in the snow shelf and debris removal from the rear yard. They have installed erosion controls and are trying to determine what can be done in this area.	Nov. 2022	Nov 2023
0 Quarry Road	Ongoing		
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	Waiting on reports	
Wheeler's Farms Rd	Waiting on final review		
523 Wheeler's Farms Rd	Ongoing.		

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

H. Chair Report

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.

The next meeting will be April 19th via ZOOM. Please let the office know if you cannot attend.

Welcome to Commissioner Valvo and thank you for already taking the DEEP Commissioners training.

There being no further business to discuss, a motion was made by Connors, seconded by Donaldson-Gladue to adjourn at 8:15 p.m. The motion carried unanimously by roll call vote.

Respectfully submitted,

Lisa Streit

These minutes have not been accepted or approved.