

Minutes of the Regular Meeting of the Inland Wetlands Agency on February 15, 2017.

A. Roll Call

Present: Nathan Buchok, Ken Cowden, Dave DeFlumeri, Carol Dunn, Lily Flannigan, Brendan Magnan, Steve Munson and Daniel Schopick.

Absent: Jim Connors and Phillip Zeyte.

Also Present: MaryRose Palumbo and Lisa Streit

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

B. Pledge

All stood for the Pledge of Allegiance.

RECEIVED

FEB 23 2017

C. Public Comments

None.

MILFORD INLAND WETLANDS

D. Old Business

1. **Violation IW-V-16-027: 1646 New Haven Avenue, Judith K. Rosehill** – deposition of soil and material with work in and within 100' of a wetland or watercourse in the South Central Shoreline Watershed without permit.

MaryRose reported that there is no new information. She spoke to DEEP and is working with DEEP and Scott Rosehill to get this item resolved.

2. **IW-A-17-001: 73 Cooper Avenue, Field & Son Builders.** Proposal to raze existing house and construct an elevated residence with construction within 100' of a wetland or watercourse in the South Central Shoreline Watershed.

MaryRose reported that this is a proposal by Field and Son Builders to raze the existing house and garage on the lot and construct an elevated house within 100' of inland wetlands in the South Central Shoreline Watershed. Currently the garage is 9' from the wetland line and the existing deck is 21' from the wetland line. They are proposing to build a house elevated to comply with the flood zone that will have a deck 9' from the wetland. They are also proposing a rain garden adjacent to the wetland line that will take the roof runoff from the house.

MaryRose spoke with Mr. Field and reviewed his ideas for developing the lot before he submitted this application. She suggested that he consider putting the rain garden for storm water to the rear of the property adjacent to the wetland line and that the deck go on the rear of the house, leaving a side yard for the new homeowners. She had concerns because these are usually small narrow lots and in the past the designers have put the rain gardens on the sides of the lots – making it difficult to walk to the rear of the parcels. This has also led to homeowners filling them in for extra parking

etc. She advised Mr. Field that with the rain garden and deck to the rear and a usable yard to the side, she felt it would be less likely for the homeowner to fill in and extend the yard thereby protecting the wetland more. Chris Field and Terry Field of Field & Son were present to answer any questions on the proposal.

Chris Field stated that he spoke to MaryRose before they purchased the parcel. He said he is trying to give the homeowners a usable yard when he is done building. The existing house was damaged in the storm and has been vacant for a number of years; they propose to tear it down and build a modern house that is up to date with the new codes and standards.

Munson questioned that they are removing the garage and decreasing or moving the impervious area farther from the wetlands. Field stated that the current impervious area is 35.8% and the proposed is 36.3%; close to the same but a little farther from the wetlands and the deck will be raised.

Flannigan questioned if this was always a double lot. Field stated that it has always been a double lot. They are proposing the garage under the house with room for 4/5 cars.

DeFlumeri asked if the entire house would be removed; nothing salvaged. Field confirmed that there is nothing salvageable and the entire house will be removed.

Magnan asked if there would be any storage of material. Field stated that material would be trucked off site so there will be room to work as it is a small lot. Magnan asked about wetlands delineation. Field stated that MaryRose had some suggestions. MaryRose stated that fences would be counter productive on this small lot; people tend to dumb things over them and suggested posts down at the beach. The rain garden will be salt tolerant plant species.

Dunn asked about the concrete walkway. Field stated that it will all be removed; there is nothing salvageable.

Magnan stated that he feels this is a net benefit with the rain garden. Schopick stated that with MaryRose's suggestions prior to applying; this plan is the feasible and prudent alternative.

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

After duly considering all relevant factors, to approve application IW-A-17-001: 73 Cooper Avenue based on the plans entitled "*Property Survey / Plot Plan for Chris Field Address No. 73 Cooper Avenue, Milford, Connecticut 06460*" by Paul J. Stowell Land Surveying, 2 sheets signed 1/06/17, the information in the file and presented this evening, for the following reasons:

A feasible and prudent alternative does not exist.

With conditions including:

- The Permittee must submit a construction plan *prior* to taking out the permit including the rain garden design, layout and plant list.
- Rain Garden plantings to be salt tolerant species.

- No soil will be stockpiled on the site, anti tracking pad is short so the street will need to be swept.
- 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.
- 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.
- A bond of \$6,230 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 including the rain garden.
- The Permittee must submit a certification by the Project Engineer that the completed project meets the design intent of the approval prior to bonds being released.
- The permit is issued 2/15/17 expires 2/15/22 unless otherwise provided by Statute.
- Wetland boundary markers to be placed on PVC or composite posts between rain garden and yard.

The motion carried unanimously.

G. Minutes

A motion was made by Flannigan, seconded by Schopick to accept the minutes of 02/01/17 as presented. The motion carried unanimously.

H. Staff Report

Just a reminder that there is a training opportunity on Saturday 3/25 from 8:30 to 4:30 at Wesleyan University. The CT Bar Association is presenting CT Land Use Law for Municipal Land Use Agencies, Boards and Commissions. This is a worthwhile seminar that is only held every other year. Please let the office know if you are interested.

Site Status:

- Indian River Interceptor – There have been some site stabilization issues with the closing of the WSA which have been brought to the contractor's attention.
- 1595 Boston Post Rd project is complete waiting on asbuilt.
- 220 Rock Lane is completed waiting on an asbuilt.
- 605 Orange Ave is ongoing.
- 33 Schoolhouse Rd is ongoing.
- 70 Kay Avenue has started mobilization and had proposed to install silt fencing this week.

Please call the office if you are unable to attend a meeting.

I. Chair Report

Magnan congratulated Munson on his reappointment and thanked Commissioners for their preparation for the meeting.

The next regular meeting will be on 03/01/17.

There being no further business to discuss, a motion was made by DeFlumeri, seconded by Schopick to adjourn at 7:50 p.m.

Respectfully submitted,


Lisa Streit

These minutes have not been accepted or approved.