

Minutes of the Regular Meeting of the Inland Wetlands Agency on April 05, 2017.

**A. Roll Call**

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

Absent: Jim Connors and Steve Munson.

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.

**C. Public Comments**

None.

**D. New Business**

- 1. Modification IW-M-16-045: 553 West Avenue, Grillo Services, LLC** – proposal for modification to fire access road for approved 342 apartments in two buildings with associated parking, access drives and grading. Modification is for work within 150' of wetlands in the Beaver Brook Watershed.

MaryRose reported that this is a proposal by Grillo Services to modify the permit issued last year for 342 apartments in two buildings with associated parking, access drives and grading. This permit was reviewed by the Agency with a public hearing on September 7, 2016 and was approved with conditions on September 21, 2016. The public hearing was held due to public interest in the project.

The applicant is applying to modify the site plans to address concerns by the Fire Department. The modification proposes a mostly 28' wide fire access road composed of pervious asphalt to allow drainage and filtration through the fire access road. The increase in road surface area is to the Northwest, towards the proposed developed area of the property.

Fred Mascia of Tighe & Bond and Attorney Tom Lynch are here this evening to present the modification.

Fred Mascia reviewed Sheet C2.01 to show the fire access road that was approved which is an 18' road with 6' asphalt walking paths and paver blocks to accommodate a fire truck. The Fire Department is requiring that the fire access road be paved and

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28' wide in order to accommodate the largest ladder truck with outriggers. This will have a fire service water line for fire hydrants as well. This was shown on sheets C2.01 and C2.02. where the road is mostly 28' wide and goes narrower in some areas. There will be bollards or a gate at each end with the Fire Department having access control. This will not be any closer to the wetlands than what has been approved.

Magnan asked if this plan has been approved by the Fire Department. Mascia replied that it has been approved by the Fire Department. Magnan stated that the fire main under the road is not on the plan. Mascia showed it on the utility plan sheet C04.02. Hydrants will be every 300' per Fire Department requirements. Magnan asked how the water service line was being installed. Mascia stated that it would be north of any previously approved activity, no closer to the wetlands than approved and per deed restrictions. The retaining wall will be built first and the water main will be north of that.

DeFlumeri asked if the road is widened, would the walkways be eliminated. Mascia stated that the walkway path will be the fire road. DeFlumeri stated that some sections of the road are 18' wide and he questioned if the Fire Department approved of that. Mascia stated that they have approved this.

Cowden stated that based on public interest of this site that there should be a public hearing for this. A public hearing would be specifically regarding this modification.

Magnan would like to see how this change will be engineered and installed in relation to wetland impacts as well as Fire Department approval. MaryRose asked about snow plowing. Attorney Lynch stated that that was part of the Fire Department approval and was their direct concern. Magnan would like snow removal to be addressed. Flannigan stated that the public would be interested in seeing visually the differences between the two roads.

The following motion was made by Schopick and seconded by Cowden:  
A public hearing regarding the modification request for permit IW-M-16-045: 553 West Avenue would be in the public interest. I move that a public hearing be scheduled for 5/3/17.  
The motion carried unanimously.

## **E. 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 on this violation; she is waiting on input from DEEP-OLIS. No action taken.



**F. Minutes**

A motion was made by Buchok, seconded by DeFlumeri to accept the minutes of the 3/15/17 regular meeting as presented. The motion carried with Cowden abstaining.

**G. Staff Report**

The Habitat newsletter was in your mail this evening. There are several good articles and a recap of the CACIWC Annual meeting.

**Site Status:**

Indian River Interceptor – waiting for spring for final stabilization

1595 Boston Post Rd project is complete; waiting on asbuilt.

220 Rock Lane is complete; waiting on an asbuilt.

605 Orange Ave is ongoing.

33 Schoolhouse Rd is ongoing.

70 Kay Ave is ongoing.

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

**H. Chair's Report**

- The next meeting will be a regular meeting on 4/19/17.
- Magnan, Buchok and DeFlumeri attended the CT Land Use Seminar on 3/25/17. DeFlumeri stated that it was different from other seminars in that everyone was in one large auditorium. Discussed was environmental intervention, affordable housing as well as a lot of what MaryRose has expressed regarding having enough information to make a decision; not just an opinion but to have back up. Buchok agreed; it was addressed making sure Agencies are building a record for making a decision and he felt it was very helpful. Magnan stated that there were over 300 people in attendance and that it is critical that decisions are based on collective reasoning. Case law on septic systems was referenced as well as pre-determination being addressed. One quote was "Repetition doesn't make your argument stronger". There was also a Q & A session at the end. It was both interesting and worth the time. MaryRose will copy the material from this seminar that pertains to the wetlands and distribute it to commissioners.

There being no further business to discuss, a motion was made by DeFlumeri, seconded by Schopick to adjourn at 8:00 p.m.

Respectfully submitted,

  
Lisa Streit

These minutes have not been accepted or approved.