

Minutes of the Regular Meeting of the Inland Wetlands Agency on January 20, 2021.

A. Roll Call

Present: Brendan Magnan, Daniel Bedeker, Ranjit Bhawe, Dave DeFlumeri, Heather Donaldson-Gladue, Steve Munson and Jason Zammiello.

Absent: Jim Connors and Matthew Connors.

Also Present: Aldermanic Liaison Scott Marlow, DPLU Director Joe Griffith, MaryRose Palumbo and Lisa Streit

Magnan called the meeting to order at 7:30 p.m. and reviewed the guidelines in hosting remote meetings 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.

C. Public Comments

None.

D. Old Business

1. **IW-A-20-0001 63 Westmoor Road, Evan Haley** – proposed 26' X 35' attached garage with storage above within 100' of wetlands in the South-central Shoreline Watershed.

MaryRose reported that this is a proposal by Evan Haley of 63 Westmoor Rd for a 26' X 36' garage with storage above with work within 100' of wetlands in the South-central Shoreline watershed. The Agency is receiving this application this evening. The proposed garage is 37' from the wetland line. There is no grading shown on the proposed plan. Photos of the proposed garage location were in the document links sent last week with the Agenda.

The survey required for the garage discovered an encroachment onto City land that existed prior to 2016 when Mr. Haley purchased the property. Mr. Haley is now aware of the encroachment and will be working with the Open Space Agent and the City Attorney's office to look at a resolution.

No new information has been received. Photo sheets of the site were viewed. MaryRose stated that she sees no issue with the garage, no negative impact.

The Agency can:

- Ask questions.

- Ask for further information.
- Schedule a site walk.
- Schedule a public hearing (*no petition has been received as of 1/6/21. Petition deadline is 1/2/21*)
- Approve the application (as is or with conditions/modifications)
- Deny the application.

The following motion was made by Munson and seconded by Donaldson-Gladue:

After duly considering all relevant factors, I move to approve application IW-A-21-0001: 63 Westmoor Rd for a 26' X 35' garage based on the plans entitled "*Location Survey for Evan Haley 63 Westmoor Road, Milford, Connecticut*" by Paul J. Stowell Land surveying, 1 sheet, dated 12/15/20 rev 1/5/21, the information in the file and presented this evening, for the following reasons:

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

With conditions including:

- This approval pertains only to the 26' x 35' garage and does not legalize any encroachments onto City of Milford property as shown on the above-referenced plans.
 - Encroachments onto City of Milford property, as shown on the above-referenced plans, shall be resolved with the City of Milford.
 - Property owner shall obtain all permits, including, but not limited to, Inland/Wetland, Planning & Zoning and Building, that may be required to resolve and legitimize the concrete patio, gazebo and swimming pool shown on the above-referenced plans.
 - Property owner shall be responsible for ensuring any disturbed area is stabilized.
 - 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.
 - 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. Documentation to be submitted to the MIWA office prior to bond release.
 - Stormwater treatment must be installed as approved on the plans unless any changes are approved in writing *prior to making that change*.
 - There will be *no filling or grading within 35' of the wetlands*.
 - a bond of \$4,100 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.
 - The permit is issued 1/20/21 expires 1/20/26 unless otherwise provided by Statute.
- That is my motion.

The motion carried unanimously.

E. New Business

1. **IW-PA-21-0003: 51 Westmoor Road, Thomas Goizueta** – proposed 11' x 8' second floor deck with work proposed within 100' of wetlands in the South-Central Shoreline Watershed.

MaryRose reported that this is a proposal by Tom Goizueta of 51 Westmoor Rd for a 11' X 8' second-story deck with work within 100' of wetlands in the South-central Shoreline watershed. The proposed deck is approximately 10' from the wetland line. No grading is proposed, and the deck would be supported by sonotubes. A photo of the proposed location was included in the document link sent last week with the Agenda.

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

- Ask questions.
- Ask for further information.
- Require a full application.
- Issue a Jurisdictional Ruling
- Take no action.

Pictures were reviewed of the site; a white PVC fence has been placed in front of or landward of the split rail fence required by the IWA permit for the house construction. The wetland line was delineated in 2015. MaryRose stated that this is a pre-application; being 10' away from the wetlands, it needs to come before the board for review. They are staying in the parameters of approval and this action would have minimal impact.

Munson stated that he remembers this site and feels this is not a significant impact and that a Jurisdictional Ruling would be sufficient and made the following motion:

Mr. Chairman, I move that the Designated Agent issue a Jurisdictional Ruling for pre-application IW-A-21-0003 51 Westmoor Rd for a 11' X 8' 2nd floor deck as shown on the drawing in the file. *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 was seconded by DeFlumeri and carried unanimously.

- 2. IW-A-20-0092: 352 Wheelers Farms Road, Cornerstone Christian Center, Inc.** – proposed parking area with construction grading and stormwater within 150' of wetlands in the Wepawaug River Watershed.

MaryRose reported that this is a proposal by the Cornerstone Christian Church for a 97-space parking lot with underground stormwater detention and a retaining wall within 150' of a wetland in the Wepawaug River watershed. The closest point of the proposed work is the retaining wall within 9.2' of wetland flag 14 in the rear / western portion of the site. Stormwater is proposed to be collected in catch basins to underground galley systems with level spreader overflows upgradient of the wetlands. Scott Stevens of Soil Science and Environmental Services located the wetlands on July 8, 2019. Ron Wassmer of CT Civil Group is the Engineer on the project and Tom Lynch is the attorney representing the Church. Mr. Wassmer was in attendance to present the project. Mr. Wassmer has also submitted a video taken today of the site showing the wetland flags in relation to the proposed retaining wall.

Wassmer reviewed the site plan and the parking lot. 349 Wheelers Farms Road is to be used in conjunction with this project with shuttles going across the street. There is an existing family home on the site that will remain to house guests and a small office. The site is 1.7 acres. The topography of the site was reviewed as well as the wetlands location. No filling is proposed. The project is within 150' of the review area of the Wepawaug River Watershed. A 3-5' retaining wall is proposed as a demarcation of the limit of work. There will be no significant excavation. The parking area will be paved. There will be a drainage system with an underground galley; 2 catch basins, water quality chambers to the galley systems that will lead to the level spreader adjacent to the wetlands. This was viewed on the plans. The landscaping mitigation plan was reviewed; the fence proposed is to prevent intrusion and will have wetland markers. There will be shade trees throughout and along the street frontage. Snow stockpile areas have been delineated on the plans with signage of no snow dumping. The septic system for the house will be reconstructed and is approved by the Health Department. A box turtle protection protocol narrative has been included. The Sedimentation and Erosion control plan were reviewed. The detail sheets were briefly reviewed. The existing condition survey was reviewed.

The video was taken today; it was a sunny, clear day but then clouded over and snowed on and off as they filmed. The video was viewed as well as pictures. There is debris on site that is to be removed; a truck body was viewed by wetlands flags 10 and 12 and is shown on the existing conditions plan.

Magnan asked about tree removal. Wassmer stated that some trees would be removed, and this is in the landscaping plan. The upward side of the retaining wall near wetlands flag 2; these trees will remain, the 24' tree by the truck body will remain.

Bhave asked about the retaining wall to the wetlands, the distance, and its effects. Wassmer stated that it would be modular block, 18" x 6" x 12" and they will work on the land side. This will have a compacted gravel base and block placed by hand with broken stone and fabric behind it. An overgrown lawn area is what exists; briars, pricker bushes, etc. Bhave questioned if the flow of water would change. Wassmer reviewed the drainage plan; it is to infiltrate the storm water back into the ground. The level spreader is for emergency overflow. It is designed for a 25-year storm, which is Milford Engineering requirements and exceeds DEEP requirements.

Munson asked about the septic system. Wassmer reviewed this on the plan; there will be a tank and 2 new primary trenches and a reserve area. The entire system is being replaced. Magnan asked about the leaching area on the existing conditions plan. Wassmer stated that after construction there won't be much left, and they are not required to remove it.

Magnan stated that the video was very well done. Munson questioned if a site walk is considered. It was the consensus that that would not be necessary based on viewing the video.

MaryRose stated that she has asked the City Engineer to review the plans and will have that info for the next meeting. Tonight, the Agency can:

- Ask questions.

- Ask for further information.
- Schedule a site walk.
- Schedule a public hearing (*no petition has been received as of 1/20/21. Petition deadline is 2/3/21*)
- Take no action.

No action taken.

F. Minutes

A motion was made by Munson, seconded by Donaldson-Gladue to accept the minutes of 01/06/21 as presented. The motion carried with Bhave and DeFlumeri abstaining.

G. Staff Report

1. Commissioner Synopsis sheets. If you could mark them up and return them by email with any changes that would be very helpful.
2. Please be sure we have the correct email and phone numbers for you.
3. Please let MaryRose know what your preferred method of plan review is. If you would like a paper set of plans on all applications or just larger applications so that she can get you what you need to review the proposals.
4. The office continues to be with busy; DPLU is assisting with phones and clerical support until Barbara can be replaced. There has been a number of complaints and they are being worked through to bring before the board.
5. We are continuing to work with Muncity, the permitting software vender to incorporate the MIWA applications into the online permitting request system – City Squared.

Site Status:

- Flax Mill Lane Bridge construction is complete. They will likely need to reseed the area in the spring.
- 0 Tanglewood Circle –mitigation monitoring is ongoing we have received 3/10 reports (monitoring anticipated through 2023). Minor work to remove invasives was required from the December 19 monitoring report. Next report is due in Fall 2020. Removal of invasive was recommended by the site monitor. Permit holder removed but they grew back. He said he would remove them again and ensure the tree gets replanted to be reported on in the November inspection. Waiting on report.
- Terrace Rd is ongoing
- Wheelers Woods – ongoing
- Beaver Brook Boardwalk – boardwalk and parking lot complete. Rain garden to be completed in the spring.
- Florence Av is ongoing – stone swale and galleys are installed waiting on asbuilt.
- French Drive Fields – ongoing
- Lansdale Av Fields – ongoing
- 30 Bridgeport Av – ongoing
- 17 Maddox Av – ongoing

- 31 & 33 Pearl St – ongoing
- Sewer lining under Stonebridge Pond – starting in 3 – 4 weeks.
- Gulf Pond Pump Station maintenance – 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 February 03, 2021 via ZOOM. Please let the office know if you cannot attend.

There being no further business to discuss, a motion was made by Munson, seconded by DeFlumeri to adjourn at 8:45 p.m.

Respectfully submitted,

Lisa Streit

These minutes have not been accepted or approved.