

Minutes of the Regular Meeting of the Inland Wetlands Agency on May 03, 2017.

A. Roll Call

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

Absent: Jim Connors, Ken Cowden, Brendan Magnan and Steve Munson.

Also Present: DPLU Director Joe Griffith, MaryRose Palumbo and Lisa Streit

DeFlumeri 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.

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D. New Business

1. **IW-A-17-017: 38 Park Circle, William Blanck** – proposed single family home with construction and grading within 100' of a wetland in the Indian River Watershed.

MaryRose reported that this item is on the agenda for the first time and can be heard at the next regular meeting.

2. **IW-PA-17-018: 195 West River Street – Chandra Gioiello** – proposed extension of back porch for recreational enjoyment with work within 100' of a wetland in the Wepawaug River Watershed.

MaryRose reported that this is a proposal for expansion of a rear porch within 150' of the Wepawaug River. Chandra Gioiello is proposing to expand her rear porch in two phases. Phase 1, would be a 14' X 15' addition to the rear of the house that will be approximately 10' from the bank of the Wepawaug River. Phase 2, may be done at a later date and is an 11' X 7' extension to the back porch that would also be approximately 10' from the bank of the Wepawaug River. Chandra Gioiello is here this evening to answer questions about the proposal.

Chandra Gioiello stated that she moved in in December and would like to expand the back deck to be able to have a table, chairs and a grill. It would just be a deck and open underneath.

Schopick questioned if it is anticipated that the footings will be raised up. Gioiello stated that there would be footings. MaryRose stated that the entire property is in the regulated area. Gioiello stated that the footings would be the only impact.

Flannigan asked how wide the deck would be. Gioiello stated that it is proposed to be 15' x 14'; the current deck is 4' wide and has footings. Flannigan asked if the deck could be cantilevered without footings. Imine Rachdi, 195 W. River Street, stated that it could not be as he is worried about the structural integrity. Gioiello stated that they haven't really looked into that.

Dunn asked if there were any flooding issues. MaryRose stated that this property is in the flood zone. Gioiello stated that any water tends to go into the basement; doesn't go over the yard. When the river is at its highest it is still 2' below the lower yard.

Buchok asked how many new footings are proposed. Gioiello stated 6 or 7.

Flannigan stated that she would like a site visit as she is not comfortable with the closeness and would like to see it.

Zetye asked if helical piers would be preferred. MaryRose stated that that would be a building issue, not IWA.

A motion was made by Schopick, seconded by Flannigan to hold a site walk for this property on 5/15/17 at 4:30 p.m. The motion carried unanimously.

E. Old 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 the Public Hearing for this item is scheduled for 5/17/17 in the Board of Education Conference Room. The applicant will be submitting information requested on the Fire Departments requirement and the Professional Wetland Scientists review of the modification and asked if anyone had any questions they would like forwarded to the applicant or if there is any additional information that anyone would like to see. No action taken.

A motion was made by Schopick, seconded by Flannigan to hear items E.2 and E3 together. The motion carried unanimously.

- 2. IW-A-17-015: 20 Westmoor Road, Sharlene Adams** – proposed single family home with construction and grading within 100' of a wetland in the South Central Shoreline Watershed.
- 3. IW-A-17-016: 16 Westmoor Road, Sharlene Adams** – proposed single family home with construction and grading within 100' of a wetland in the South Central Shoreline Watershed.

MaryRose reported that these applications are proposals for a two single family homes on existing lots on a paper portion of Westmoor Road. The Aldermen have granted an approval for a private driveway over the paper road. The wetlands are located off site to the west on adjacent City of Milford Land and other portions of the paper street. The private driveway is 17.1' from the wetland. The house at #20 is 25' from the wetland and the house on #16 is 60' away from the wetland. There is a level spreader proposed within 3' of the flagged wetland. Bob Wheway of Codespoti & Associates is here this evening to present the applications.

Wheway oriented the Agency to the site, reviewed the proposal and gave a description of the existing conditions using sheet EC. There is a 60" RCP storm water pipe in the center of the paper street that discharges to Long Island Sound. The area is currently overgrown with knotweed. Ms. Adams had it removed a few years ago for survey but it is becoming dense.

Wheway gave a description of the hydrology of the area. He said there are no inland wetlands on either lot; they are located to the northwest and were flagged by Otto Theall, Professional Soil Scientist on 10/2015. Both lots are partially located in the FEMA 100' flood zone.

Wheway reviewed plan SP1 and stated that 16' wide driveways are proposed. They have been working on this site for over 12 years. The owner has obtained access to the properties by BOA approval in August 2016. It will be a private driveway and sewer line so there will be no City responsibilities. The homeowners will be responsible for maintenance of the driveway and private sewer.

Wheway reviewed SP2, the grading plan and how they came to a 16' wide right of way. This development would have required a 30' wide road and a turn around, but due to grading and wetland constraint issues they met with MaryRose and Chris Saley to design a development with an overall minimum impact. Chris Saley was amenable to the driveway and they proceeded with approvals. The driveway is dead flat along Westmoor Road which allows for minimal fill; then has a slight pitch to allow for rainfall. Storm water treatment features are proposed. One area has some depression spots and tends to collect rainwater. A flair ended pipe has been incorporated to pick up overflow and go into the drainage system and will eliminate standing water. Stormwater galleys for roof drainage are proposed. The drainage flow was reviewed on the plan. There currently is some standing water after a large rain event but it is all drained out within 24 hours. The erosion control plan shows silt fencing and hay bales during construction. The stormwater system has been designed per the CT DEEP Guidelines for Stormwater control. Wheway reviewed the stormwater system and pretreatment of the stormwater runoff.

Schopick asked if this would have any impact to the wetlands. Wheway stated that it would be hard to say it would have zero impact but it would have minimal impact; not adverse. Schopick asked if reduction in the house size would reduce impact. Wheway stated not really; the drainage system is designed for roof runoff and a 24' x 50' house is not big.

MaryRose asked if a reduction of the size of the house or driveway would reduce the work adjacent to the wetland. Wheway stated that it would not; 16' is the minimal width for a driveway and there needs to be a hammer head at the end.

Schopick asked about combining the lots. Wheway stated that the applicant will not give up a lot; these are 2 building lots, no wetlands on the lots, no filling of the wetlands. There are 2 applications before you on 2 approved building lots.

Zetye asked for a review of how the galleries work and flow of water. Wheway reviewed the stormwater system design and discharge. He stated that these will be private driveways.

Dunn asked if the driveways would be impervious surface. Wheway stated that they would be asphalt.

Discussion on a public hearing followed with Zetye asking for the criteria of a Public Hearing. MaryRose reviewed; a petition received with 25 or more signatures, if an application is deemed in the public's interest or if there is a significant impact.

A motion was made by Dunn, seconded by Flannigan to hold a site visit on 5/15/17 at 5:00 p.m. The motion carried unanimously.

4. **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. Mr. Rosehill stopped in today to say that he is going to put some salt tolerant plantings to the rear of the yard to try and hold the soil and stabilize the area. He has lost soil due to erosion in the recent high tides and large rain events. MaryRose emailed his concerns and suggested solutions to John Gaucher at DEEP last month and has not yet received a reply. She believes that adding the plants will help stabilize the rear yard, which once the concrete blocks and additional fill was removed was the goal of the Agency's order last year. She will again attempt to contact the State to resolve this violation. No action taken.

F. Minutes

A motion was made by Schopick, seconded by Flannigan to accept the minutes of the 04/19/17 regular meeting as presented. The motion carried unanimously.

G. Staff Report

Site Status:

- Indian River Interceptor – MaryRose needs to inspect the punch list work.
- 1595 Boston Post Rd project is completed waiting on asbuilt.
- 220 Rock Lane is completed waiting on an asbuilt.
- 605 Orange Ave is finishing up - awaiting asbuilt.
- 33 Schoolhouse Rd is ongoing.
- 70 Kay Ave is ongoing.
- Great River Golf Course – dredging is complete and MaryRose will be inspecting the plantings on 5/4/17 with Ray Paier of Westcott & Mapes.
- Founders Walk – There is a bid opening for the plantings and additional items on Friday. They are planning on a ribbon cutting on Memorial Day weekend for the Blue Star Memorial and expect that the project will be completed in June.
- Please remember to call or email if you are unable to attend a meeting.

H. Chair's Report

- The next meeting will be a site walk on 5/15/17; 4:30 p.m. at West River Street and 5:00 p.m. at Westmoor Road.
- The next meeting will be a Public Hearing and Regular meeting on 05/17/17 in the Board of Education Conference Room..
- Please let the office know if you cannot attend; get any questions you have on the applications to MaryRose so that she can forward them to the applicants.

There being no further business to discuss, a motion was made by Schopick, seconded by Flannigan to adjourn at 8:30 p.m.

Respectfully submitted,

Lisa Streit

These minutes have not been accepted or approved.

