

Minutes of the Regular Meeting (via ZOOM) of the Inland Wetlands Agency on May 20, 2020.

A. Roll Call

Present: Brendan Magnan, Daniel Bedeker, Ken Cowden, Dave DeFlumeri, Scott Marlow, Steve Munson and Jason Zammiello.

Absent: Ranjit Bhawe, Jim Connors and Matthew Connors,

Also Present: MaryRose Palumbo and Lisa Streit

Magnan called the meeting to order at 7:55 p.m. due to technical difficulties and reviewed 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. New Business

1. **IW-A-20-027: 575 Merwin Avenue, City of Milford BOE** – proposed parking lot expansion with work within 100' of a wetland in the South Central Shoreline Watershed.

MaryRose reported that this is a proposal from the Milford Board of Education for a parking lot expansion at Live Oaks Elementary School at 575 Merwin Av. The proposed work is within 100' of wetlands associated with Rock Pond in the South Central Shoreline Watershed. The grading work is proposed within 40' of the wetland line due to the steep grade on the site. She sent out a photo sheet this afternoon that shows the area of the proposed work in relation to the pond. She reviewed the plans and asked the Tree Warden to review the site and proposal; he asked that the entrance drive to the new parking area be adjusted to accommodate the tree and the applicant redesigned the entrance. Terrance Gallagher of Luchs is the Engineer for the project and is here this evening to present to you along with Jim Richetelli for the Milford Board of Education.

Richetelli stated that this site has been in existence since the 1960's and traffic congestion has become a real problem; the parent drop off area has become more and more popular and there is a great need to reconfigure this area. They have retained Luchs Consulting Engineers for the project. This is a Capital Improvement Plan.

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MILFORD INLAND WETLANDS

Terry Gallagher from Luchs was in attendance. Gallagher reviewed the existing conditions of the site. They are to reconfigure the driveway, add a new sidewalk with ramps and tactile strips for student accessibility. The area across from the Memorial Garden will have a small parking lot. The drainage flow of the site was reviewed and runs east to the pond. The Sedimentation and Erosion control plan was reviewed. The site is 12.7 acres with 2.2 acres of wetlands. .9 acres will be disturbed with no wetlands impacts. 16 parking spaces will be created. 2500 sq. ft. of existing pavement will be lawn. There will be a net increase of 4700 sq. ft. of impervious surface, adding 1 catch basin and piping.

MaryRose was concerned about the slope. However, they have added extra S & E measures. Marlow asked about the location of the new catch basin and if it would be effective. Gallagher stated that it could be put in the corner of the parking lot and it would catch everything. Magnan asked about snow fencing. Cowden asked about snow plowing and stacking of snow and signage. Gallagher stated that he could speak to the Board of Education; they could put in signage. Cowden stated that he is concerned with large volumes of snow. Richetelli stated that they would discuss this; this is a safety project and they want to protect the wetlands and are open to accommodate suggestions. They want to move forward. Magnan asked about signage for the wetlands. MaryRose stated that there is some there but it could be enhanced.

Munson stated that the IWA would probably do a site walk in normal circumstances due to the drainage system; otherwise it is a pretty straightforward application. DeFlumeri agreed that there should be a site walk. MaryRose asked about the culvert to the pond and that there should be a manhole and it is uncertain where it is. Gallagher stated that that was correct; it has been buried for 20 years and suggested drainage out back.

Magnan stated that he would be in favor of MaryRose taking additional photos of the proposed drop off area to the pond in lieu of a site walk. Munson asked when the last time the wetlands were flagged. MaryRose stated that prior to flagging for this project, the site was last flagged about 7 years ago for drainage in Merwin Avenue to fix the headwall.

Magnan stated that this application is before us for the first time this evening the Agency cannot make a decision this evening but can:

- Ask questions
- Ask for further information
- Schedule a site walk
- Schedule a public hearing (*no petition has been received as of 5/20/20. Petition deadline is 6/3/20*)

No action taken.

2. **IW-A-20-023L 17 Maddox Ave and 20 Scott Street, Sachin and Ish Anand** –proposed construction of a 2-family home to replace 2 single family homes that were recently demolished in and within 100' of wetlands in the South Central Shoreline Watershed.

MaryRose reported that this is a proposal by Sachin and Ish Anand to construct a 2-family home to replace 2 single family homes that were recently demolished in and within 100' of wetlands in the South Central Shoreline Watershed. A photo sheet was sent out this afternoon to orient the IWA to

the lot. Several of the wetland flags are visible in the photos. Kevin Curseaden was in attendance representing the applicants.

This application is before the IWA for the first time and the Agency cannot make a decision but can:

- Ask questions
- Ask for further information
- Schedule a site walk
- Schedule a public hearing (*no petition has been received as of 5/20/20. Petition deadline is 6/3/20*)

Kevin Curseaden, Otto Theall and Sachin and Ish Anand were in attendance.

Otto flagged the wetlands in April and the survey shows 6 flags; this is a finger street off of East Broadway, the property goes Maddox Ave to Scott Street. 15 Maddox Avenue is adjacent to this site and 24 Maddox Avenue is across the street – these applications were approved without a Public Hearing as these wetlands were determined not of value. This application is a similar scenario; they are not quality wetlands or substantial value. The old structures were demolished on site; there were 2 structures and will carry over the use of 2 family. The area by Scott Street was a question of ownership; the entrance was made on Maddox Avenue. Rain barrels are proposed. The Scott Street side is to remain vacant. This is not a pristine site. On 4/25/2020 Otto did an onsite investigation and did samplings to determine the edges of the wetlands. The Scott Street end of the site had a parking area with a combination of fill material (wetlands flags 1-4). The Maddox Avenue side of the site (wetlands flag 9) has wetlands to the left of this line. Otto stated that there was something different in every hole dug; all fill material, muck to sandy materials. There are phragmites, the trees are not in good condition, this is not high quality wetlands. He did 24 Maddox and 15 Maddox and once the house was removed, wetlands were discovered which is typical of this area.

MaryRose stated that the email was received yesterday from the site Engineer and shows that borings were done on the site and he reviewed what type of footings would be appropriate for this site. The City Engineer has not reviewed the plans as of yet. Down spouts to underground detention area is to be reviewed by the City Engineer.

Munson asked if there has been any input from the public on this application. MaryRose stated that there has not been. Munson asked if any smaller footprint has been considered. Kevin Curseaden stated that a 2 family use has been combined to a 2-family house; the intent is for the applicant to live in the house and doesn't feel a reduction would affect the value of the wetlands. Sachin Anand stated that it is his intent to live with his family and himself here. MaryRose asked if there would be any different impact with a smaller structure. Otto stated that he did not think so as there is not a large increase in impervious area. DeFlumeri asked if there was any input of the area houses to the wetlands. Otto stated that historically these were beach houses and they are now being raised; they have been basements and yards for 30+ years. A house on the street was removed and vacant for a few years and became a rectangle of wetland.

MaryRose will request input from the City Engineer and asked that the plan be clarified to show the left side is wetlands on the plan. Magnan stated that he feels that there is enough information and this application does not warrant a site walk. Munson agreed.

No action taken.

E. Old Business

1. **IW-A-19-079: 30 Bridgeport Avenue, Sharon & Edward Chickos** – proposal for a deck and garage additions with grading and stormwater within 100' of a wetland and or watercourse in the Housatonic River Watershed.

MaryRose reported that this is a request by Edward & Sharon Chickos for deck and garage additions to their house at 30 Bridgeport Av. They are proposing to construct a wooden deck on the rear of the house, a garage addition on the front of the house and stormwater system with grading within 100' of the Housatonic River. The site was flagged 12/18/19 by Bill Kenny of William Kenny Associates; that report was in your mail packets. The stormwater system will provide underground detention with overflows to an energy dissipater with excess water sheet flowing across gravel to the Housatonic River. Revised plans were submitted on 4/30/20 adding more stormwater galleys per the City Engineers' recommendation. This has been reviewed by the City Engineer who noted it to be satisfactory in his 5/1/20 memo. The applicant has proposed silt fencing to protect the resource during construction.

Edward & Sharon Chickos, the property owners, were in attendance for any questions. At the last meeting the Agency determined they did not need a site walk. No petition was received to require a public hearing. This evening the Agency can:

- Ask questions
- Ask for further information
- Schedule a site walk
- Schedule a public hearing (*no petition has been received as of 5/6/20. Petition deadline is 5/20/20*).
- Approve the application with conditions
- Approve the application as presented
- Take no action
- Deny the application.

Munson asked if there has been any input from the public. MaryRose stated that there has not been and feels that everything has been addressed. Cowden agreed and stated that the water quality is improved with this application and the City Engineer has signed off on it as well. Magnan stated that he feels this is a net improvement to the site.

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

Mr. Chairman, after duly considering all relevant factors, I move to approve application IW-A-19-079 based on the plans entitled "*Site Plan Depicting Proposed Addition prepared for Edward and Sharon Chickos, Map/Block/Lot 18-363-3A, 30 Bridgeport Ave, Milford, Connecticut*" by Stuart Somers, Co, LLC, 2 sheets, dated 10/4/2019 revised 4/30/20 and the *Wetland and Watercourse Delineation Report 30 Bridgeport Avenue, Milford, Connecticut* dated 12/18/19 by William Kenny Associates, LLC., the information in the file and presented this evening, for the following reasons:

- This project will be a net improvement to the site.
This action will not have an impact or effect on the physical characteristics of the adjacent wetlands and watercourses.

With conditions including:

- This approval is for the inland portion of the property only. Improvements waterward of Mean High Water have not been reviewed for this application.
- 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.
- Compliance with the City Engineers requirements as stated in his memo dated 5/1/20
- A bond to be calculated must be posted with the MIWA for S&E controls and an asbuilt showing finished 2’ contours and locating all site structures.
- The Permittee must submit a certification by the Project Engineer that the completed project meets the design intent of the approval prior to bond being released.
- The permit is issued 5/20/20 expires 5/20/25 unless otherwise provided by Statute.

That is my motion.

The motion carried unanimously.

E. Minutes

Magnan noted that the minutes stated that the next regular meeting would be this evening in Conference Room A versus ZOOM. A motion was made by Munson, seconded by Marlow to accept the minutes of 05/04/2020 as modified. The motion carried unanimously.

F. Staff Report

- The CT DEEP training program is up and running. Initially there were a few issues; if you signed on and had trouble, they are suggesting that you try again or restart the course as the issues have been corrected. There are 8 modules in the training and each can take about an hour. You can stop and restart the modules as you have time. Please let MaryRose know if you sign up/have questions/have completed the class.
- UCONN Clear is running a series of “Social Distancing” webinars on a variety of environmental topics. You can visit their website to join or watch videos of past webinars.
- MaryRose has spoken to several people about proposed projects or modifications of old projects that will be coming in over the next several months.

Site Status:

- Flax Mill Lane Bridge is ongoing.
- 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 Spring 2020.
- 24 Cooper Ave – ongoing. They will be installing their rain garden in the next few weeks.
- Ford St / Bailey Ln –houses, landscaping and fencing are complete – waiting for last area of grass to grow for bond release.
- Terrace Rd is ongoing.
- Wheelers Woods – ongoing.

- Beaver Brook Boardwalk – complete, parking area prepped by DPW, remaining work to be done in phase 2.
- 63 Chester St is ongoing.
- Westmoor Rd is ongoing.
- Sailor's Lane pump station is waiting on landscaping.
- Daniels St (Stonebridge patio) waiting on asbuilt.
- Florence Av is ongoing – stone swale and galleys are installed, waiting on asbuilt.
- Platt Lane is ongoing.

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

G. Chair Report

Magnan thanked all for adapting to a ZOOM meeting and stated that any suggestions were welcome.

The next meeting will be June 03, 2020 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 9:15 p.m.

Respectfully submitted,

Lisa Streit

These minutes have not been accepted or approved.