

Minutes of the Regular Meeting (via ZOOM) of the Inland Wetlands Agency on June 03, 2020.

A. Roll Call

Present: Brendan Magnan, Daniel Bedeker, Ranjit Bhawe, Jim Connors, Dave DeFlumeri, Scott Marlow and Steve Munson.

Absent: Matthew Connors, Ken Cowden and Jason Zammiello

Also Present: Joe Griffith, MaryRose Palumbo and Lisa Streit

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JUN 10 2020

MILFORD INLAND WETLANDS

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.

A motion was made by Connors, seconded by Munson to reorder the agenda to hear items E.2., then E.1. and D.1. The motion carried unanimously.

E. Old Business

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.

MaryRose reviewed the modified plans and noted that the City Engineer reviewed the plans and a rain garden was deemed appropriate for the project. Everything from the last meeting has been addressed.

Munson asked if the applicant has responded to the City Engineer's letter. K. Curseaden stated that the letter was received today and he spoke to the City Engineer this morning. The result of this conversation was that the applicant feels that all of the major concerns have been addressed; the minor ones, they are happy to do and see no issues with the recommendations. It was a mutual

effort that the rain garden is now the plan verses the rain barrels. Munson asked about alternatives. Curseaden stated that they have been working on this for over a year as to repair the existing structures or rebuild. There was a title issue with the rear property that precluded rebuilding on Scott Street. Therefore, this plan was what was decided.

Magnan stated that he feels the rain garden is a better design for the project.

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 6/3/20*)
- Approve the application with conditions
- Approve the application as presented
- Take no action
- Deny the application

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

After duly considering all relevant factors, moved to approve application IW-A-20-023: 17 Maddox Av & 20 Scott St. based on the plans entitled "*Plot Plan for Sachin Anand on 17 Maddox Avenue Parcel No. 027-450-11, Milford, Connecticut*" by Paul J. Stowell, 1 sheet, dated 5/19/20, rev 6/3/20, the information in the file and presented this evening, for the following reasons:

- This is the best plan for the property; there is no other appropriate alternative.
This action will not have an impact or effect on the physical characteristics of the adjacent wetlands and watercourses.

With conditions including:

- 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 received 6/3/20.
- Stormwater treatment must be installed as approved on the plans unless any changes are approved in writing *prior to making that change*. Plant stock must be from a native seed source and salt tolerant.
- A bond to be calculated 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 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 6/3/20 expires 6/3/25 unless otherwise provided by Statute.

That is my motion.

The motion carried unanimously.

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 at the last meeting that shows the area of the proposed work in relation to the pond. The applicant has revised the plans to move the driveway access from the large oak tree on site; they have moved the new hooded catch basin into the corner of the new parking area. At the last meeting the Agency had asked about additional accommodations for stormwater treatment. The applicants' engineer was reviewing those options. Terrance Gallagher of Luchs is the engineer for the project and is here this evening to present the project along with Jim Richetelli for the Milford Board of Education.

Richetelli stated that this is a traffic and safety project. They are not adding new parking; just replacing existing parking. There is extreme congestion at drop off and pick up times at the school.

Bhave asked about the outfall, where the pipe is coming from and will it be draining to the outfall. Is there a provision to catch the sediment; it is a steep slope to the classroom area. Gallagher stated that he has no objections to MaryRose's suggestions and would have no problem with a 4' deep sump. The 3 existing structures there now are from 1960 and he is not sure how deep they are; hoods can be put in. There is no erosion to the pond edge; it is stable. He has no problem to try and locate the buried manhole; per the school custodian – he has not seen it in 17 years. The slope is not that steep 1:2 and 1:4 slope; they have added extra controls during construction and don't think there will be a sedimentation and erosion control issue. They will have a pre-construction meeting with the City for input and feel with oversight; there will not be a problem.

MaryRose stated that she feels that the plan incorporates the concerns and finding the manhole will alleviate concerns.

Magnan stated that 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 6/03/20*).
- Approve the application with conditions
- Approve the application as presented
- Take no action
- Deny the application

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

After duly considering all relevant factors, I move to approve application IW-A-20-027: 575 Merwin Av based on the plans entitled "*Live Oaks Elementary School Parking Lot Improvements, Milford, CT*" Luchs, cover and 17 sheets, dated May 2020, 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:

- 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.
- Within 6 months of job completion an asbuilt showing finished 2’ contours and locating all site structures and including the wetland layer must be submitted.
- 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.
- Locate and mark manhole location.
- Clean and add hooded sumps to existing catch basins within the project area as good practice allows.
- The permit is issued 6/3/20 expires 6/3/25 unless otherwise provided by Statute.

That is my motion.

The motion carried unanimously.

D. New Business

- 1. IW-A-20-033: 0 French Drive, City of Milford** – proposed renovation, expansion and upgrades to the existing soccer field with construction and grading in and within 100’ of a wetland and watercourse in the South Central Shoreline Watershed.

MaryRose reported that this is a proposal from the City of Milford to convert the existing natural grass field to two synthetic turf fields with a baseball overlay. They are proposing new fencing, ball safety netting, spectator seating and associated site improvements. This proposed work is in and within 100’ associated with Calf Pen Meadow Creek in the South Central Shoreline Watershed. The plans call for disturbance of 1/10th of an acre of inland wetlands and 2.38 Acres of upland review area with 2/10th of an acre of mitigation and enhancements proposed. The disturbed area is along the edge of the existing field. She sent a photo sheet this afternoon to the IWA members that showed the field in relationship to the softball field approved in 2018 and the existing detention basin.

Jesse Harris, of BSC Group is the Landscape Architect/Project Manager for the project, oriented the site to the plan. The area is currently natural grass; a soccer field/lacross field, javelin, shotput and discus throwing areas. The wetlands have been identified as well as the review area. This is adjacent to the recently completed softball field. The plan is to convert to synthetic material – soccer, lacross and a 90’ baseball overlay enclosed by a chain link fence and ball safety netting. There will be pedestrian seating areas and bleachers and dug out area. They are proposing a retaining wall on the perimeter to protect the wetlands and retain fill. There will be a small paved driveway with a gate and concrete sidewalk. The Sediment and Erosion Controls plan was reviewed as well as the flagged wetland boundary. The grading and drainage was reviewed; they are to raise the grade to level the field. It will be a synthetic turf surface with drainage stone below and common fill. The drainage system was reviewed; there will be underdrains every 20’ on center discharged in the southeast corner of the site and then into the existing drainage above the current water line. The plan will be capturing the rainfall, not draining ground water. The stone layer will act as a storage basin. The usage of turf removes the use of pesticides and fertilizers and there is no sedimentation. There will be 4500 sq. ft. of wetlands disturbance and proposed mitigation of 68,000 sq. ft. or 1.56 acres of

invasive species removal, which is more than a 2:1 mitigation ratio. Harris referenced the Soil Report on the existing invasives.

Bedecker questioned how the ballast material would stay within the boundaries of the project and if it has to be replaced. Harris stated that this material has been used in all of the City turf projects and the benefit of performance safety to attenuate the impacts of players falling on it. There are no pedestrian areas near the wetlands to limit impacts. The material is heavier than water, so if there was a catastrophic flooding event it won't move into the wetlands. They are raising the grade and will be above the wetlands in some areas by 3' which will help with migration.

DeFlumeri asked if this is currently being used as an athletic field. MaryRose stated that it is and sometimes cannot be used due to being wet.

Marlow questioned if haybales should be used as well as silt fencing due to raising the area. MaryRose stated that it would be asked for in the perimeter; double erosion controls with haybales and silt fencing until it is stable.

Munson questioned if the retaining wall was in the wetlands. Harris stated at the edge of the field it is. Munson questioned how much with the digging of the footings. Harris stated that this was included in the square footage of impact.

Marlow asked if the wetlands could be replaced right up to the retaining wall. Harris stated that they could be.

Munson asked about the invasive species and if there was anything to ensure that they wouldn't return. Harris stated that Mother Nature is hard to control and that there is no guarantee; they could do their best and long term management is the key. Magnan stated that removing the invasives would be a major improvement to what is there today. MaryRose stated that the Soil Scientist's report covers the values and quality of the wetlands and photos show the area densely backed by wooded vegetation. The detention basin between the soccer field and softball field was partially cleared of invasive species last year as part of the softball field mitigation. This plan would clear 1/3 of it and could be a step to control the invasives but it would need a 2 or 3 year maintenance plan.

Richetelli stated that this is a City field, recommended by the Mayor and approved by the Board of Aldermen. Richard Jagoe, Chairman of the Building Committee stated that he felt he could persuade Mr. Saley to up the maintenance for the field. Mr. Jagoe is in support of this project and willing to do whatever the IWA recommends. Magnan stated that this could be an interesting project for school groups to participate in and raise awareness.

DeFlumeri questioned if a site walk would be necessary. Magnan stated that he felt the evidence is clear, it is a well conceived plan, there are pictures of the site and he does not feel a site walk is necessary. Munson asked if there was any input from the public. MaryRose stated that there have been no inquiries; it was amended onto the agenda yesterday. Magnan asked about any chemicals that could drain off of the material. Harris stated that it has been studied pretty thoroughly and does not know of any documents to show infiltration leaching. Connors stated that he feels this is a

duplication of the softball field and doesn't feel a site walk is necessary. Jagoe stated that the goal is to finish this project by mid September.

MaryRose stated that at this time, the application is before us for the first time this evening and 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 6/03/20. Petition deadline is 6/17/20) (public hearing could be held from 6/19 on at a time that works for the Agency)*

It was discussed that the project would take about 14 weeks to complete.

Additional information requested:

- Submission of studies on leachates from the field materials
- Planting information for the mitigation area
- Maintenance plan for invasive control

After some discussion, the following motion was made by Connors and seconded by Marlow: I feel that a public hearing regarding application IW-A-20-033: 0 French D Av would be in the publics' interest. I move that a public hearing be scheduled for June 19, 2020 at 3pm via zoom. That is my motion. The motion carried unanimously.

E. Minutes

A motion was made by Marlow, seconded by DeFlumeri to accept the minutes of 05/20/2020 as presented. The motion carried unanimously.

F. Staff Report

- The office has been busy with pool, shed, deck and minor addition reviews.
- Please let the office know what each IWA members preferred method of plan review is. If you would like paper sets of plans on all applications or just larger applications so that what you need to review the proposals is received.
- 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

The next meeting will be June 17, 2020 via ZOOM. Please let the office know if you cannot attend. There will be a Public Hearing on 6/19/2020 at 3:00 p.m., please give notice of your attendance to ensure there is a quorum.

There being no further business to discuss, a motion was made by Connors, seconded by Marlow to adjourn at 9:10 p.m.

Respectfully submitted,

Lisa Streit

These minutes have not been accepted or approved.