

Minutes of the Regular Meeting of the Inland Wetlands Agency on October 15, 2014.

A. Roll Call

Present: Cathy Collins, Jim Connors, Ken Cowden, Dave DeFlumeri, Lily Flannigan, Brendan Magnan, Justin Margeson and Steve Munson.

Absent: Carol Dunn.

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

Collins called the meeting to order at 7:30 p.m.

B. Pledge

All stood for the Pledge of Allegiance.

C. Public Comments

None.

D. New Business

- 1. IW-A-14-052: 876 East Broadway, Standish Construction** – proposed construction of single family home with work within 100’ of a wetland in the South Central Shoreline Watershed.
- 2. IW-A-14-053: 874 East Broadway, Standish Construction** - proposed construction of single family home with work within 100’ of a wetland in the South Central Shoreline Watershed.

A motion was made by Connors, seconded by DeFlumeri to hear items D.1 and D. 2 together. The motion carried unanimously.

MaryRose reported that this is a proposal for a single family home within 100’ of an inland wetland in the South Central Shoreline Watershed. Both inland and tidal wetlands were flagged on the site by Scott Stevens of Soil Science & Environmental Services. Danny Mickolyczk and Brian Wilson of Standish Homes are proposing to construct a single family home with parking under. The proposed house is 32’ from the inland wetland line; the proposed deck is 18’ from the inland wetland line. Ron Wassmer of CCG was in attendance to present the proposal.

There were two picture sheets passed around showing the site on 9/8/14 and 10/15/14. The photos show the approximate locations of the coastal jurisdiction line state, tidal wetland flags and inland wetland flag.

Wassmer stated that these are side by side lots; small lots typical of the neighborhood. 874 E. Broadway; the proposed house is 20’ x 54’ with a 12’ deck in the flood zone.



These will be elevated houses. There is some inland and tidal wetlands. They are flat lots that slope from the street and have permeable soil. Silt fence around the rear of the house with drainage galleys is proposed. 876 E. Broadway; the proposed house will be 24' x 54' with a 14' deck. This was reviewed on the plans; the boundaries of the property is tidal and inland wetlands. He does not anticipate any extensive erosion problems.

Collins asked how far away the house on 876 is as it appears closer to the wetlands. MaryRose reported that 876 is 32' from the wetland and 18' from the deck and 874 is 40' from the wetland and 25' from the deck.

Connors asked what kind of soils were on the property. Wassmer stated sand, peat and the complete soil profile is on the plan. This will handle the roof run off but will not do anything in a hurricane. Collins stated that per the Scott Stephens soil report there is shallow fill over the wetlands and she asked if this was existing or proposed. MaryRose stated that it is existing. Wassmer stated that there was a house on the property that has since been demolished and is now lawn area. Munson asked if this was one lot at one time. Wassmer stated that it has always been two lots but one house. Munson asked if the fill was consistent to both lots. Wassmer stated that it was. DeFlumeri asked if there was gas or oil for heat. Wassmer stated that there is gas. It was clarified that the elevation levels were in feet verses inches on the maps.

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

I move that a site walk be scheduled for application IW-A-052 876 East Broadway and IW-A-14-053 874 East Broadway, on Monday 10/20/14 at 5:00 p.m. The motion carried unanimously.

Munson had questions on the drainage and would like to see how that will be handled. He would also like to know the general plan for erosion protection. Wassmer stated that he is not anticipating changing grades. The proposal is for slab on grade construction with no grading on the site.

Lutz asked if there is a garage under the house or just a parking space underneath. Wassmer replied that it is just space underneath, not a garage.

E. P & Z Subdivision Transmittal Reviews

- 1. IW-JR-2014-064: 364 Orange Avenue, Orange Avenue, LLC** – proposed 4 lot resubdivision with no work proposed within 100' of a wetland or watercourse in the Indian River Watershed and minor grading within 150' of a wetland or watercourse in the Wepawaug River Watershed.

MaryRose explained that on subdivision plans Planning & Zoning sends the IWA a transmittal for inland wetland review and comment on the project. MaryRose is

authorized to sign off on decks, sheds, pools; activities that have no greater than a minimal impact. However, subdivisions have never been addressed. So, this needs to go before the IWA per the City Attorney.

MaryRose reported that this is a proposed 4-lot subdivision at 364 Orange Av. The site is located on a hill between the Indian and Wepawaug River Watersheds and is former farmland. No work is proposed within 100' of a wetland or watercourse in the Indian River Watershed. Grading is proposed approximately 300' from a wetland and watercourse in the Wepawaug River Watershed. As you can see from the GIS print the site is 2 properties and a City Street away from the wetland. With Sedimentation and Erosion controls as called for in on the plans entitled "*Orange Ave Re-Subdivision 364 Orange Ave, Milford, Connecticut*" by CCG, cover 13 sheets dated 8/18/14 and best management practices as described in the CT DEP "*2002 Erosion and Sedimentation Control Guidelines*". MaryRose stated that it was her opinion that this project will not have a negative impact on the wetlands and proposed that she respond to the P&Z transmittal that the MIWA is not requiring a permit for this proposed activity. Should the plans change, the MIWA Office will need to review the proposed changes to determine if additional permit is necessary at that time.

The following motion was made by Connors, seconded by Cegan:

That the Designated Agent issue a Jurisdictional Ruling for pre-application IW-PA-4-064, 364 Orange Ave for the Planning & Zoning Transmittal for a 4-lot subdivision as shown the plans entitled "*Orange Ave Re-Subdivision 364 Orange Ave, Milford, Connecticut*" by CCG, cover 13 sheets dated 8/18/14. This action will not have an impact or effect on the physical characteristics of the adjacent wetlands and watercourses.

F. Minutes

A motion was made by Connors, seconded by DeFlumeri to accept the minutes of 10/01/14 as presented. The motion carried unanimously.

G. Staff Report

- UConn Clear LUA training on October 9th covered legal aspects, roles and responsibilities and went very well. We had 24 attendees. The next training will be October 29th in the BOE meeting Room from 6:30 to 8:30pm and will cover map reading. Please let the office know if you would like to attend. They are also holding a Land Use Academy Advanced Training on Saturday November 1st at the Haddam Extension Center from 9 until 3pm. If you are interested in attending send Barbara or MaryRose an email and they can forward the link with the information to you. If you would like to attend let the office know and you will be registered. If there is enough interest it may be possible to get the advanced class held closer to our area.

- CACIWC annual meeting is Saturday November 15th the sign-up information was emailed earlier this month and was in your mail at the last meeting. She encouraged members to attend these training sessions and to please let the office know for registration processing.
- Sanitary Sewers Infills No 2 (Plains Rd/Shelland St/High St/White Oaks Ter) is ongoing; main work left is on Wilson Street.
- Grove St Pump station and sewer project waiting on final stabilization.
- Indian River Interceptor has restarted. All wastewater from this project will be discharged into the sanitary sewer.
- Sanitary Sewer Infill's No. 1 area is stabilized – waiting on asbuilt
- Way Street work is ongoing,
- Burnt Plains Rd is waiting on plantings, rain gardens and bollards. MaryRose spoke to Mr. Farquharson who stated that they are working on the sidewalk and some of the plantings are installed.
- Westmoor Road work is ongoing.
- West Main Street is ongoing.
- Collins asked that MaryRose invite Mr. Farquharson to view the rain garden at Parsons. She asked if the drainage system has been tested yet on Way Street. MaryRose stated that she will try to go out there tomorrow in anticipation of the rain.
- Munson asked about the Fredericks property as well as the Patchens. MaryRose stated that she will follow up on these and report back.

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

G. Chairwoman's Report

Collins thanked staff for hosting the training which reiterated the importance of board input and for board members to stay on topic during discussion and pertaining to what is within the IWA's jurisdiction. Magnan stated that he would have liked to see the material that was presented beforehand so that he could have been prepared to ask questions.

There will be a site walk on 10/20/14 at 5:00 p.m.

The next regular meeting will be on 11/05/14.

There being no further business to discuss, the meeting adjourned at 8:10 p.m.

Respectfully submitted,



Lisa Streit

These minutes have not been accepted or approved.