

## **Inland Wetlands and Watercourses**

### **Minutes of Public Hearing and Regular Meeting September 17, 2014**

The Inland Wetland Commission held a Regular Meeting and Public Hearing on September 17, 2014 in Council Chambers, Stratford Town Hall, Stratford, CT.

**Members Present:** R. Hojdich, D. Blake, T. Fahy, E. Scinto, R. Connolly, J. Tucciarone, A. Schlager, Alternate T. Capuano, Alternate J. Waite

**Members Absent:** None

**Others Present:** Brian Carey, Conservation Administrator, John Casey, Town Engineer

**Call to Order:** Chairman Hojdich called the Regular Hearing to order at 7:00 p.m.

**Approval of Minutes:** Mr. Tucciarone made a motion to approve the minutes of August 20, 2014 with the correction that this was only a Regular Meeting not a Public Hearing. The motion was seconded by Mr. Scinto. The motion carried unanimously.

#### **Old Business:**

- A. IWWA Application #2014-10: Application for the replacement of one (1) barrel of the Twin Culvert Bridge located on Broadbridge Avenue over Bruce Brook between Marcroft Street and Stonybrook Park. Assessor's Reference: Map 30.11, Block 10, Parcel 11. Applicant: Town of Stratford** - Mr. Scinto made a motion to take the petition off the table. The motion was seconded by Mr. Tucciarone. The motion carried unanimously. John Casey, representing the Town of Stratford, described the plan noting it will take approximately six (6) months for completion. Mr. Carey noted the State Grant will have to be submitted this month. Mr. Carey referred to the "Agency findings and conditions for approval". **Mr. Blake made a motion to approve IWWA Application #2014-10 with conditions for approval as stated in the document Agency Findings and Conditions for Approval for Stratford Inland Wetland and Watercourses Application No. 2014-10 and draft IWWA Permit**

**#2014-10. The motion was seconded by Mr. Fahy. The motion carried unanimously.**

**New Business:**

**A. – IWWA Application #2013-1(M) – Permit Modification and Permit Transfer Request to construct a 225,198-square foot Industrial Warehouse Building associated with the 42.56 East Campus portion of the Overall Stratford Corporate Campus, Lordship Boulevard. Map 42, Block 30, Lot 2, Applicant: 42 East Campus, LP and East Campus, LLC – John Caissey, applicant, noted this is a modification from a 530,000-square foot building to a 225,000-square foot building. This will be divided into three (3) lots and is not beyond the previous approval. He reviewed the site plan noting that the impervious area calculations will remain the same. Mr. Carey added this is a request for modification and another application for future development. This permit cannot exceed the scope of what was already approved. Chairman Hojdick read into record, “The permit modification request does not represent a condition where additional impacts would be created beyond the existing IWWA Permit #2013-1 permit approval. Therefore, a Public Hearing is not warranted on the permit modification request.”**

**Mr. Connolly made a motion to grant the requested modifications as requested by the applicant to IWWA Permit #2013-1. The motion was seconded by Mr. Tucciarone. The motion carried unanimously. The existing conditions outlined in the previously approved IWWA Permit #2013-1 will be applied to the new IWWA Permit #2013-1(M).**

**As requested by the applicant, Mr. Tucciarone made a motion to transfer the IWWA Permit #2013-1(M) from Stratford Land Development Company Limited Partnership d.b.a Stratford Development Company (SDC) to 42 East Campus, LP and East Campus, LLC. The motion was seconded by Mr. Scinto. The motion carried unanimously.**

**Staff Report/Administrative Permits:**

- A. Avalon Bay** – Mr. Carey informed the Commissioners that they will be coming in October to have one-half of their \$60K bond released. They still have documentation to submit.

**Commissioner's Forum** – There will be more applications from the Town Engineer next month but there are no outside applications at this time.

**Adjournment:** There being no other items to discuss, Mr. Fahy made a motion to adjourn. The motion was seconded by Mr. Schlager. The meeting was adjourned at 7:21 p.m.

Respectively Submitted,

Gail DeCilio