

Inland Wetlands and Watercourses
Minutes of Public Hearing & Regular Meeting

January 21, 2015

The Inland Wetland Commission held a Public Hearing and Regular Meeting on January 21, 2015 in Room 110, Birdseye School, 468 Birdseye Street, Stratford, CT.

Members Present: R. Hojdich, D. Blake, E. Scinto, A. Schlager, W. McCann, T. Fahy, V. Massey, Alternate J. Waite

Members Absent: None

Others Present: Brian Carey, Conservation Administrator, W. Beckman, Engineer

Call to Order: Chairman Hojdich called the meeting to order at 7:03 p.m.

Public Hearing

IWWA Application #2014-13: 37 Unit Affordable Housing Apartment Complex with associated drainage infrastructure. Site Address: 450 James Farm Road, Stratford, CT. Assessor's Reference: Map 50.00 Block 4 Lot 9. Applicant: Cummings Enterprises, Inc.

Attorney Steven Belis, representing Cummings Enterprises, Inc., submitted list of property owners and certified mailings for the record. Distributed letter from Manuel Silva, Rose-Tiso & Company LLC, answering questions raised by Inland/Wetland.

Michael Klein, soil engineer, referred to the site map and discussed the wetland area on this property. Noted delineation completed on 12/13/2012. He has determined that the wetland at the site does not function at any principle level – most functions and values of these wetlands are minor. He referred to the report and discussed changes he had recommended. He detailed sediment erosion control plan. Commissioners questioned water runoff quality and parking lot.

Attorney Belis referred to statutes governing wetland cases. He noted there is no submitted impact but petitioner has submitted alternate plan. Mr. Carey noted a significant impact was found and staff comments required an alternate plan.

Manual Silva, Rose-Tiso & Company LLC, referred to the site map and noted this would be a three (3) story structure with thirty-seven (37) units. He discussed grading, utility plan, storm water runoff control and water quality. Noted DEEP requires primary and secondary treatments. The catch basin and hydro-dynamic separator would be cleaned every six (6) months. Sediment storage is 0.7 cubic yards and soil erosion plan protects off-site contamination during construction. Commissioners questioned forced sewer system, secondary pump, power outages, snow storage areas and rough grading erosion. Mr. Silva discussed adding a generator and noted a silt fence would be installed for erosion possibility. Mr. Carey asked if the alternate plan is less impactful than the current plan, why not use alternate plan. According to Mr. Silva, alternate plan would be more costly because of high building. Mr. Carey informed the public that documents are in the Inland Wetland office for review.

William Beckman, Professional Engineer retained by the Town to review documents, said Mr. Klein's report seems to be thorough and accurate. He discussed storm water management design and implementation. Noted he provided comments to the Town in December to which the applicant has responded but more work has to be done. Need more topographic and soil information. He discussed calculation of storm runoff (received page 2 but pages 1 and 3 are missing), page 2 of document seems to have errors. He has received no calculations for the hydro dynamic separator as far as peak flow and that piping has sufficient capacity to take peak flows. He will provide another list of comments to the Town.

Residents speaking in opposition to the plan:

Robert Smith, Pepperidge Circle	Stanley Milas, Peters Lane
William Ordner, 10 Judith Terrace	Ms. Sabatka, 200 Judith Terrace
R. Ezyk, 570 James Farm Road	Ms. Pruitt, 575 Peters Lane
Resident, 95 Manor Hill Road	Robert Vrabel, 435 James Farm Road
C. Weston, Peters Lane	M. Jenkowitz, Peters Lane
B. Morrison, 60 James Farm Road	F. Voygt, 480 James Farm Road
N. Rodrigues, 15 Pepperidge Circle	

Motion was made by Mr. Fahy to table this petition and continue the Public Hearing on February 5th. The motion was seconded by Mr. McCann. The motion carried unanimously.

Call to Order: Chairman Hojdich called the Administrative Session to order at 9:20 p.m.

Approval of Minutes: Mr. Waite made a motion to approve the minutes of November 19th. The motion was seconded by Mr. Schlager. The motion carried unanimously.

Old Business: None

New Business: None

Bond Release

A. – IWWA Permit #2011-14: Permit to Construct a Single Lot Residential House with associated Drainage and Landscaping Improvements. Map 40.18 Block 1 Lot 74. Applicant: Daybreak Construction, LLC. Bond Amount: \$6,000 – Mr. Carey informed the Commissioners the only thing left to be done is the final lift on driveway. **Mr. Blake made a motion to release a part of the bond of which will be calculated by the Inland Wetland Administrator. The motion was seconded by Mr. McCann. The motion carried unanimously.**

Commissioner's Forum: Mr. Carey noted it is getting busy whereas possibly two Public Hearings will be held simultaneously. There will be a three (3) lot subdivision on Ward Street.

Commissioners held Organizational Meeting (see attached)

Adjournment: There being no other items to discuss, Mr. Schlager made a motion to adjourn. The motion was seconded by Mr. Fahy. The meeting was adjourned at 9:25 p.m.

Respectively Submitted,

Gail DeCilio