

## **Inland Wetlands and Watercourses**

### **Minutes of Public Hearing**

**February 5, 2015**

The Inland Wetland Commission held a continuation of a Public Hearing on February 5, 2015 in Council Chambers of Town Hall, Stratford, CT.

**Members Present:** R. Hojdich, D. Blake, E. Scinto, W. McCann, T. Fahy, Alternate J. Waite

**Members Absent:** A. Schlager, V. Massey

**Others Present:** Brian Carey, Conservation Administrator, Attorney Kevin Kelly, Attorney James Creswell

**Call to Order:** Chairman Hojdich called the meeting to order at 7:01 p.m. noting this is a continuation of the Public Hearing from January 21, 2015

#### **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., reviewed comments from the public on intensity, impact on wetlands and anticipated runoff after construction.

Attorney Kevin Kelly, representing the Town of Stratford, noted a balance is needed to protect the environmental resources with the individual right to develop the property. The wetland on this property is a valuable resource. He believes there has not been enough information submitted by the applicant.

Attorney James Creswell, representing the Town of Stratford, distributed packet for the record and introduced Tim Casey, STV Inc., who discussed:

- Deep water test pit (no information given)
- Observation wells

- 5" diameter outlet for the detention basin (does not show where it goes)
- Treatment of dewatering discharge during construction
- Geotechnical borings and absence of details of foundation
- Sanitary Pump Station

Commissioners questioned the effect the excavation would have on area wells, lack of information on blasting and the contamination of the ground water.

Mr. Casey noted there are no details on how they would cross the culvert. He also discussed the foundation needed in regards to different types of soil – noted applicant did not provide materials in soil. In regards to the detention basin, if the ground water level is too high runoff could not be stored and would go over the banks of the basin.

The sewer pipe would run 700' on Judith Terrace and 500' into the easement area. Attorney Kelly noted they will have to go through a regulated area.

In response, Attorney Belis noted if any blasting were to occur it would have to be controlled by the Fire Marshall and not Inland Wetland Commission. Mr. Carey responded that the Inland Wetland Commission can look at the impact of this activity. Attorney Belis noted that nothing introduced would suggest blasting.

M. Silva, representing Cummings Enterprises, Inc., responded to questions raised:

- Deep test holes for septic system were done – would adjust bottom elevation of pond accordingly under the supervision of Brian Carey
- Treatment of water would encompass installing a silt fence around site and digging a retention pond.
- To deal with rock they would rip it or raise the elevation of building.
- The pump was designed to store waste for three (3) days – but could also put in a generator.
- Discussed how the culvert would be excavated (Mr. Blake discussed potential breakage of piping.
- In regards to trash storage, internal trash rooms would be implemented.

Mr. Klein, soil scientist, discussed soil and ground water runoff and drilling for the pipe under the culvert.

Public in opposition of this project:

- R. Ezyk, 570 James Farm Road, submitted exhibit into record, noted errors on site map, discussed excavation issues and power outages in area.
- Barbara Hall, Candlewood Road, noted in the past Health Department would not issue permits for this property.
- J. Sheehy, Chapel Street, spoke in opposition
- Ms. Sabatka, 200 Judith Terrace, questioned impact on leeching fields in area.
- William Ordner, 10 Judith Terrace, discussed trash receptacle and area wildlife.
- R. Smith, 135 Pepperidge Circle, questioned the effects on area wells
- Karen Rodia, 2115 Cutspring Road, questioned snow removal and effects of salt on wetlands.
- M. Peterson, Judith Terrace, discussed filtration system
- B. Morrison, 60 James Farm Road, discussed pollutants
- M. Prewitt, 575 Peters Lane, read a letter from the Concerned Citizens Group
- Mr. D'Ausilio, Main Street, discussed trash and snow removal
- Charles Carroll, Candlewood Road, discussed high water table and contamination issues.
- F. Voygt, 480 James Farm Road, spoke in opposition
- Jeff Recklet, 75 Candlewood Road, caretaker of the Fedorko property, discussed water and wildlife issues in that area.

Sigrun Gadwa, Rema Ecological Services, LLC, distributed packet from REMA and discussed traffic issues, air-borne pollutants, wildlife and referred to tables in submitted packet.

Attorney Kelly and Mr. Recklet discussed the endangered Osprey who are residing on this property.

Attorney Kelly questioned Mr. Ezyk on his testimony. Mr. Ezyk a Professional Engineer who is licensed in Connecticut, will provide earth calculations to go into the record.

Attorney Kelly, in regards to the culvert on Judith Terrace, discussed the regulation on the wetland outside of the proposed area which would be a regulated activity and may have impact on wetlands.

**Mr. Scinto made a motion to continue the Public Hearing until February 18<sup>th</sup>.  
The motion was seconded by Mr. Fahy. The motion carried unanimously.**

Respectfully Submitted,

Gail DeCilio

Recording Secretary