

Inland Wetlands and Watercourses

Minutes of Public Hearing

February 18, 2015

The Inland Wetland Commission held a continuation of a Public Hearing and regular meeting on February 18, 2015 in Council Chambers of Town Hall, Stratford, CT.

Members Present: D. Blake, W. McCann, T. Fahy, A. Schlager, V. Massey, J. Tucciarone, Alternate J. Waite

Members Absent: R. Hojdich, E. Scinto

Others Present: Brian Carey, Conservation Administrator, Attorney Kevin Kelly, Attorney R. Constantini

Call to Order: In the absence of Chairman Hojdich, Mr. Fahy called the Public Hearing to order at 7:00 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.

Intervenor: Mr. Ezyk, James Farm Road, submitted exhibits for the record. He discussed the sewer pump plan proposed by the applicant. The proposed pump would be a Zoeller Pump Model 810. He noted the design flow is for residential use and was designed to service two (2) homes at 800 gallons per day. The proposed unit would pump 10,650 gallons per day. He also reviewed the maintenance of these pumps.

Dr. S Danzer, soil scientist, distributed and reviewed his environmental comments noting:

- Landscape-site warrants specialized protection
- Application History-Discussed approval of two lot sub-division approved in 2003

- Sewer Impacts-Most likely there would be sewer leakage on this site
- Hydrological Impacts-Referred to Rema Ecological findings
- Snow Removal-No snow site storage designated
- Communal Open Space-No designated area within site
- Violation of Terms-Discussed conservation easement filed in 2004

Town: Attorney Kevin Kelly and Attorney Steven Belis discussed detention pond and proposed alternative. Attorney Kelly noted this would be a new application.

Tim Casey, STV, Reviewed the proposed detention system and discharge on the site map.

Mr. G. Logan, REMA Ecological Systems, referring to his packet which was submitted into evidence on February 5th and discussed the detention pond and conservation easement. Referred to the REMA report as to volumn of water runoff, pollutants and snow removal.

Ms. S. Gadwa, REMA Ecological Systems, submitted “Supplemental Review of 37-unit Multi-family Residential Community” and discussed wildlife issues on the property

Attorney Kelly Noted:

- Ten (10) years ago Commission reaffirmed importance of this environmental resource
- Better to protect and preserve environment before damage
- Applicant did not provide sufficient data to make an informed decision
- Storm water basin pipe has not been addressed
- WPCA connection violates Section 10.2
- Has issues with the procedural changes in the application

Public

- Ms. Sabatka, 200 Judith Terrace, discussed running pipe under Judith Terrace.
- William Ordner, 10 Judith Terrace, discussed building height, sewer line, trash removal, water retention basin and fuel contamination with the generator
- R. Smith, 135 Pepperidge Circle, discussed EPA regulations

- B. Peterson, Judith Terrace, discussed water issues
- B. Morrison, 60 James Farm Road, discussed endangered species
- M. Prewitt, 575 Peters Lane, speaking for Concerned Citizens Group, discussed pollutant issues – submitted letter from DEEP in reference to the Box Turtles, submitted photos and list of species in Stratford wetlands
- F. Voygt, 480 James Farm Road, discussed wildlife
- D. Clough, Chapel Street, spoke in opposition
- Mr. Georgette, 155 Candlewood Road, discussed issues with well system, septic and area wildlife
- M. Ordner, Judith Terrace, discussed water issues and noted that a UI transformer has recently been installed in area.
- Alice Lam, Bunnell High School, spoke in opposition
- M. Costello, 255 Judith Terrace, submitted information from the DEEP in regards to gasoline in water in 2000
- J. Cronin reviewed and submitted photos of wildlife in area
- Ms. Rodriguez spoke in opposition
- T. Kuba, 260 Judith Terrace, submitted photos of wildlife in area
- D. Honan, 690 Peters Lane, discussed potential water issues
- J. Hockner, James Farm Road, spoke in opposition
- S. Myers, 120 Peters Lane, spoke in opposition
- S. Prewitt, 575 Peters Lane, spoke in opposition
- S. Higgs, 280 James Farm Road, concerned about wells and leeching fields
- Mr. & Mrs. Remetta, 1485 James Farm Road, spoke in opposition
- M. Nadeau, Harvest Ridge Road, spoke in opposition
- Ms. Sharp, 155 Alexander Drive, concerned about wells
- Mr. Stein, 130 Judith Terrace, discussed wells, septic system and wildlife
- J. Wicke spoke in opposition
- D. Breton, 25 Peters Lane, concerned with wells and wildlife

Attorney Belis entered into record proposed design alternative to the detention pond – submitted plans for water gallery, report, cost of alternative to raise building and letters from Michael Klein dated February 17th and 18th. He also discussed 10.2G.

Continuation of Public Hearing will resume on March 2nd.

Regular Meeting

Call to Order: 10:08 p.m.

Approval of Minutes: Mr. Schlager made a motion to approve the minutes of January 21st and February 5th. The motion was seconded by Mr. Massey. The motion carried unanimously.

Old Business: None

New Business:

- A. IWWA Application #2015-2:** Three (3) lot sub-division with associated infrastructure and stormwater drainage. Site Address: 93 Ward Street, Stratford, Ct. Assessor's Reference: Map 60.12, Block 5, Lot 7 Applicant: Simeon & Christine Alesevich – **Mr. Massey made a motion to accept application #2015-2. The motion was seconded by Mr. Waite. The motion carried unanimously. Mr. McCann made a motion to hear application #2015-2 on April 15th with findings of significant impact. The motion was seconded by Mr. Waite. The motion carried unanimously.**

Staff Report/Administrative Permits:

- A. IWWA Application #2015-1(A): Erosion Control Project and Placement of Rip-Rap in Upland Review Area. Map 60.20, Block 1, Lot 6. Address: 10 Midwood Trail, Applicant: Town of Stratford –** Mr. Carey described the project and informed the Commissioners that no work is being done within the boundaries – administratively approval.

Commissioner's Forum: Noted March 2nd would be the continuation of the Public Hearing. Informed Commissioners if anyone missed a meeting they would need to hear tapes.

Adjournment: There being no other business to discuss, Mr. Massey made a motion to adjourn the meeting at 10:13 p.m. The motion was seconded by Mr. McCann. The motion carried unanimously.

Respectfully Submitted,

Gail DeCilio

Recording Secretary