

## Inland Wetlands and Watercourses

### Minutes of Regular Meeting

July 15, 2015

The Inland Wetland Commission held a regular meeting on July 15, 2015 in Council Chambers of Town Hall, Stratford, CT.

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

**Members Absent:** V Massey, E. Scinto

**Others Present:** Christina Batoh, Conservation Administrator

**Call to Order:** Chairman Hojdich called the meeting to order at 7:08 p.m.

**Approval of Minutes:** Mr. Tucciarone made a motion to approve the minutes of June 17<sup>th</sup>, 2015. The motion was seconded by Mr. Waite. The motion carried unanimously.

#### **New Business:**

- 1. IWWA Application #2015-4 – Construction of five (5) single-family homes with associated sewer and 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Inc. –** Attorney Steven Bellis, representing the petitioner, discussed the prior application which had been withdrawn. He noted the current plan would include a driveway off James Farm Road with a small cul-de-sac with five (5) separate townhouse condominiums. He discussed the wetlands to the east of the property and proposed conservation easement noting there will be no activity within setback of wetlands. He will provide necessary items for the Public Hearing.

Chairman Hojdich discussed the impact on the wetlands which is deemed as ‘significant’. Commissioners discussed homeowners’ association, time-frame of project and sewer system. Ms. Batoh will furnish comments at the next meeting. She feels that even though the application is not complete it should be accepted as per IWW Regulations.

**Mr. Fahy made a motion to accept application #2015-4 to include a request for a Public Hearing on September 16<sup>th</sup>. The motion was seconded by Mr. Tucciarone. The motion carried unanimously.**

- 2. IWWA Application #2015-5 – Application to construct a 76 unit affordable housing apartment building with associated infrastructure at 170 Oronoque Lane. Map 50.20, Block 3, Lot 8 & 9. Applicant: Unique Way, Inc. –** Commission will not accept this application due to lack of sufficient information. Attorney Steven Bellis,

representing petitioner, will submit a formal application ahead of the next Inland Wetland Meeting.

- 3. IWWA Application #2015-6 – Application to make drainage improvements to Tanner’s Brook. Applicant: John Casey, Town Engineer, Town of Stratford –** Mr. Casey discussed the project to be constructed between King Street and Broadbridge Avenue. Distributed and reviewed ‘Town of Stratford Plan for Widening of Tanner’s Brook between King Street and Broadbridge Avenue’. Reviewed site map. Ms. Batoh noted project will increase the functionality and benefit the wetlands in that area. **Mr. Waite made a motion to accept application #2015-6. The motion was seconded by Mr. Schlager. The motion carried unanimously.**
- 4. IWWA Permit #2009-21 – Bond Release Request. Address – Six (6) lot subdivision at Clinton Avenue and Cottage Place. Map 50.11, Block 18, Lot 1, 6, 18 and 3. Applicant – TBJT, LLC (Robik Builders) –** Ms. Batoh informed the Commissioners that applicant has complied with all requests and she feels confident that they have performed all their duties to satisfaction. Bond amount - \$17,000. **Mr. Tucciarone made a motion to release the bond amount of \$17,000 for application #2009-21. The motion was seconded by Mr. Fahy. The motion carried unanimously.**

**Old Business:**

**Mr. Fahy made a motion to take IWWA Application #2015-2: 3-Lot Residential Subdivision 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 off the table. The motion was seconded by Mr. Tucciarone. The motion carried unanimously.** Ms. Batoh noted permit is still in draft form.

**Staff Report/Administrative Permits:** No Administrative Permits issued.

**Commissioner’s Forum:** Mr. McCann discussed the revisiting of portions of the Town’s regulations in terms of time limitations by the Conservation Commission. He discussed bonding of all projects which ultimately could speed up the process. He is requesting a work session with the Conservation Administrator and two (2) Commissioners.

**Adjournment: Seeing no other business to discuss, Mr. Schlager made a motion to close the meeting at 7:47 p.m. The motion was seconded by Mr. Waite. The motion carried unanimously.**

Respectfully Submitted,

Gail DeCilio

Recording Secretary