

Inland Wetlands and Watercourses
Minutes of Public Hearing & Regular Meeting

September 16, 2015

The Inland Wetland Commission held a Public Hearing and Regular meeting on September 16, 2015 in Council Chambers of Town Hall, Stratford, CT.

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

Members Absent: V Massey, D. Blake

Others Present: Christina Batoh, Conservation Administrator

Call to Order: Chairman Hojdich called the meeting to order at 7:04 p.m.

Items submitted into record

- A. IWWA Application #2015-4 prepared by Rose, Tiso & Company – application signed 6/15/2015
- B. Site Development Plans entitled, “New Housing Development prepared for 450 James Farm Road, Stratford, Connecticut” prepared by Rose, Tiso & Company LLC Sheets SP-1 through SP-8 revised 8/5/2015
- C. Site Engineering Design Report entitled “Proposed Housing Development, Stratford, Connecticut, Job No. 0782”, prepared for Cummings Enterprises, Inc. by Rose, Tiso & Company, LLC dated 6/11/2015
- D. Response to Commission comments sent to applicant on 7/21/2015. Response dated 7/29/2015 prepared by Manuel Silva, P.E. Civil Engineer with Rose, Tiso & Company LLC
- E. “Wetland Delineation and Functions and Values Assessment, 450 James Farm Road, Stratford, Connecticut” dated 8/5/2015 prepared by Michael S. Klein, Soil Scientist and Certified Professional Wetland Scientist from Environmental Planning Services.
- F. Completed “State Inland Wetlands & Watercourses Activity Reporting Form”
- G. Draft of legal “Conservation Easement” prohibiting activities in the 50 foot wide area as shown on map entitled “Resubdivision of Property Located at 480 James Farm Road and 450 James Farm Road”. Map prepared by Rose, Tiso & Company LLC and revised on 11/17/2008.
- H. Certified Mailings of Applicant noticing Public Hearing to adjacent property owners
- I. Certified mailings of Applicant providing Inland Wetland reports to adjacent property owners
- J. Intervention petition submitted by Robert Ezyk
- K. Record of concerns submitted by Robert Ezyk

- L. Environmental Comments prepared by Stephen Danzer, PhD & Associates LLC, submitted by M. Prewitt
- M. New York Times article authored by Kirk Johnson, published on September 10, 1992, and entitled "28 Graves Giving up Secrets of the 1700's", submitted by M. Prewitt
- N. Historical Documentation-First Stratford African-American Community established on James Farm Road, submitted by M. Prewitt
- O. Letter to Ms. Batoh and Commissioners from M. Prewitt and Concerned Citizens Group dated 9/16/2015
- P. Comments and signatures of concerned citizens, submitted by M. Prewitt
- Q. Comments submitted by Robert Smith, 135 Pepper Ridge Circle, Stratford, CT

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 S. Belis, representing petitioner, noted this is a totally new application. Referring to the site plan, up in the right corner is the proposed conservation easement. Property will be serviced by sewers which application is before WPCA at this time.

Phil Tiso, Rose Tiso & Company, referred to the site plan and discussed wetland area at the rear of the property noting structures will be at least 100' from the wetland. He also informed the Commission fill will have to be brought in and a retaining wall created at the edge of the roadway. In reference to storm water drainage, two (2) catch basins will be located in driveway and a third in back of the cul-de-sac. These will be discharged into a infiltration unit along with roof water. This infiltration system is designed to handle up to a one-hundred year storm. The sanitation system will flow into holding tanks and be pumped to James Farm Road (need approval from WPCA). In case of a power failure, tanks can hold twenty-four (24) hours of sewer flow. He also discussed soil erosion contingency plan and landscaping. Commission members questioned dispersing of water into wetlands, perk testing, barrier for reinforcement wall, propane usage and condo association. Commission members noted there seems to be no contingency plan for failure of pumps. Ms. Batoh questioned usage of impervious material in backfill. Applicant noted there is no contingency plan if WPCA approval does not go through. In response, Attorney Belis assured the Commission that a condo association would be formed and the propane system would kick on periodically.

Michael Klein, Environmental Planning Services, discussed "Wetland Delineation and Functions and Values Assessment" which was submitted into record. Attorney Belis questioned Mr. Klein about the adverse impact, adverse long-term impact, irreversible loss of wetlands, adverse impact on health and safety, adverse impact outside of wetlands and to his opinion on any proposal that would impact wetlands. Mr. Klein answered in the negative to all questions.

Attorney Creswell, Kevin Kelly Associates, for the Town of Stratford noted he has not yet filed an intervention petition. Town will be prepared to present experts at the next Public Hearing.

Mr. R. Ezyk, 570 James Farm Road, submitted into record intervention petition and noted he has six (6) concerns which will be entered into record:

- 1) Sustainability of numerous systems
- 2) Rainfall and drainage
- 3) Underground storage volume
- 4) Gallery inspection and maintenance plan
- 5) Dust control
- 6) Cul-de-sac drainage

He is also concerned about the twenty-four hour holding tank

Speaking in opposition of this petition:

M. Prewitt, 575 Peters Lane, submitted into record environmental comments from Steven Danzer, PHD & Associates LLC, historical documentation and DEEP literature on endangered species.

Also speaking in opposition:

R. Smith, 135 Pepper Ridge Circle, Resident of 875 James Farm Road, B. Ordner, Judith Terrace, Mr. Voight, 480 James Farm Road and Mrs. Voight, 480 James Farm Road

Attorney Belis had no response at this time.

Mr. Fahy made a motion to continue the Public Hearing. The motion was seconded by Mr. Waite. The motion carried unanimously.

Regular Meeting

Chairman Hojdich called the regular meeting to order at 8:55 p.m.

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

Old Business: None

New Business: None

Staff Report: None

Administrative Permits: No administrative permits issued

Commissioner's Forum: No discussion

Adjournment: Seeing no other business to discuss, Mr. Fahy made a motion to close the meeting at 8:57 p.m. The motion was seconded by Mr. McCann. The motion carried unanimously.

Respectfully Submitted,

Gail DeCilio

Recording Secretary