

INLAND WETLANDS AND WATERCOURSES COMMISSION
MINUTES OF REGULAR MEETING
January 20th, 2016

The Stratford INLAND WETLANDS AND WATERCOURSES COMMISSION conducted a Regular Meeting on Wednesday, January 20th, 2016 in the Town Council Chambers located at 2725 Main Street, Stratford, Connecticut pursuant to notice duly given and posted.

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

Members Absent: V. Massey, E. Scinto, J. Tucciarone, A. Schlager

Others Present: Christina Batoh, Conservation Administrator

1. **Call to Order:** Chairman Hojdich called the meeting to order at 7:00 p.m.
2. **Election of Officers** — Chairman Hojdich relinquished the Chair to Ms. Batoh.

Chairman — Ms. Batoh called for nominations from the floor for Chairman of the Inland Wetlands and Watercourses Commission. A motion was made by Mr. Hojdich, seconded by Mr. Fahy to nominate Bill McCann for Chairman. Hearing no other nominations, Mr. Hojdich motioned to close nominations, seconded by Mr. Fahy. The motion to close passed unanimously. The Motion to approve Mr. McCann for Chairman passed unanimously. Ms. Batoh relinquishes the chair to Mr. McCann.

Vice-Chairman — Chairman McCann called for nominations for Vice Chairman of the Inland Wetlands and Watercourses Commission. Mr. McCann motioned, seconded by Mr. Hojdich to appoint Thomas Fahy as Vice Chairman. Hearing no other nominations, the motion passed unanimously.

3. **Approval of Minutes:** Mr. Waite made a motion to approve the minutes of December 16, 2015. The motion was seconded by Mr. Hojdich. The motion carried unanimously.

4. **Old Business:**

- a. **IWWA Application #2015-9:** Construction of a 71-unit apartment building adjacent to Ferry Creek, with associated drainage infrastructure. Site address: 335 Ferry Boulevard, Stratford, Connecticut. Assessor's Reference: Map 50.10 Block 12 Lot 1. Applicant: Ferry Boulevard Plaza, LLC.

Action: Discuss Application, Decision by February 17th, 2016. Document distributed during meeting: Display map 333 Ferry Boulevard prepared by Ferry Boulevard Plaza, LLC

A motion was made by Mr. Hojdich, seconded by Mr. Fahy to take the item off the table. The Motion carried unanimously.

The application involves redevelopment of the 1.69 acre property located at 335 Ferry Boulevard in Stratford, Connecticut. Currently, an office building exists on site. The proposed redevelopment involves the construction of a 71-unit apartment building. The

INLAND WETLANDS AND WATERCOURSES COMMISSION MEETING MINUTES
JANUARY 20, 2016

project will involve no alteration to wetlands or watercourses, but will involve regulated activities, and alteration of, approximately 0.98 acres of regulated upland review area. Total impervious area of the redeveloped site will be 39,842 square feet (0.91 acres), or 58.2% of the site. This represents a reduction in impervious area of 5346 square feet, or 11.8% of the site. The proposed parking lot will sheet flow into a bioswale located along the perimeter of the parking lot. The bioswale will run adjacent to Ferry Creek at the north-west section of the parking lot. The bioswale will serve as an onsite water quality treatment facility and is limited to a volume of 5725 cubic feet.

As part of IWWA Application #2015-9, the following information has been submitted for the review of the Commission:

1. IWWA Application #2015-9 prepared by the Applicant's agent, Paul Sobel. Application was signed on September 29th, 2015.
2. Completed DEEP "Statewide Inland Wetlands & Watercourses Activity Reporting Form."
3. Site Development Plans entitled, "Site Plan, 335 Ferry Boulevard, Stratford, Connecticut, Prepared for Ferry Boulevard Plaza, LLC" prepared by Spath-Bjorklund Associates, Inc. Sheets S-1, S-2, E-1, D-1, and D-2 are dated September 14, 2015. Landscape Plan entitled, "Ferry Boulevard Plaza, LLC, 335 Ferry Boulevard, Stratford, Connecticut" prepared by Environmental Land Solutions, LLC. Sheet LP.1 is dated September 28, 2015.
4. Sheet S-1, cited above, with wetlands delineation and live signature of James R. Cowen, Registered Soil Scientist (with permanent file in Conservation Department).
5. Environmental report entitled, "Coastal Site Plan Review and Environmental Report, 335 Ferry Boulevard, Stratford, Connecticut," prepared for Spath-Bjorklund Associates, Inc. by Michael S. Klein, Certified Professional Wetland Scientist with Environmental Planning Services, LLC. The report is dated September 29, 2015.
6. Site engineering report entitled, "Stormwater Management Report, 335 Ferry Boulevard," prepared for 335 Ferry Boulevard Plaza, LLC by Spath-Bjorklund Associates, Inc. and dated September 26, 2015.
7. List of adjoining property owners submitted to the Conservation Administrator on September 30, 2015 by Paul Sobel of Green and Gross, P.C. Law Offices.
8. Document entitled "335 Ferry Boulevard, Upland Review Area Computations" submitted to the Conservation Administrator on September 30, 2015 by Paul Sobel of Green and Gross, P.C. Law Offices.
9. "Waste Management Plan" prepared by Sheri Hardman, LEP, of Sovereign Consulting, dated November 17, 2015 and submitted to the Conservation Administrator on November 18, 2015. The plan describes actions proposed to identify, manage, handle, and dispose of any impacted soils which may be encountered during site redevelopment.
10. "Analysis of Alternatives" prepared by Spath-Bjorklund Associates, Inc. dated Dec. 15, 2015 and provided to the Conservation Administrator on Dec. 15, 2015. The "Analysis of Alternatives" demonstrates that the project of proposed will result in a net improvement of water quality of water quality (via flood control, low impact design

INLAND WETLANDS AND WATERCOURSES COMMISSION MEETING MINUTES
JANUARY 20, 2016

features, sediment traps and bioswales) compared to the existing condition at 335 Ferry Boulevard. The proposed project, therefore, would not be considered a significant risk impact activity as defined under section 2129 of the Stratford Inland Wetland and Watercourses Regulations. As a result, the IWWA accepted the application was complete at their regularly scheduled Inland Wetlands and Watercourses meeting on Dec. 16, 2015 and a public hearing was not requested by Commissioners or by petition of Stratford citizens. Staff recommends discussion of the application during the Jan. 20, 2016 irregular meeting with a decision to be rendered during the Feb. 17, 2016 regular meeting.

Questions and discussion re: drainage in bioswale, history of property, soil problems and issues, soil testing for asbestos, maintenance of bioswales ceramic drain with flat top, provisions for buffer from creek area, plantings, fence guard rail line beyond parking as indicated on map document previously distributed.

A MOTION WAS MADE BY MR. HOJDICH, SECONDED BY MR. BLAKE TO APPROVE THE APPLICATION CONTINGENT UPON AND INCLUDING STANDARD CONDITIONS AND STIPULATIONS SET BY STAFF.

b. IWWA Application #2015-10: Storm drainage improvements to Bruce Brook at the intersections of Barnum, Bowe, and West Avenues. Project involves relocating, rerouting, and widening sections of the channelized brook. Total wetlands alteration proposed is 0.16 acres. Site address: Bruce Brook near Barnum, Bowe, and West Avenues. Applicant: Town of Stratford.

Action: Discuss Application, Decision by February 17th, 2016
A motion was made by Mr. Hojdich seconded by Mr. Blake to take the Application off the table. The motion passed unanimously.

The application involves drainage improvements to Bruce Brook in order to relieve flooding along sections of the brook. Activities are proposed in three stages. Site 1 refers to the terminus of Bowe Avenue where 200 feet of the channel will be relocated and widened by demolishing existing retaining walls and re-stabilizing with rip-rap. The brook will take on a more natural conformation at this site, and be replanted with vegetation typical of wetlands to provide a net environmental benefit to the wetlands and watercourses (creation of approximately 5,000 square feet of watercourse). Site 1 includes property within the City of Bridgeport as well as the Town of Stratford. Site 2 involves widening Bruce Brook channel from 12 feet to 20 feet in the 510 foot stretch between Site 1 and the Barnum Avenue inlet. 2,750 square feet of watercourse will be created at this site. Site 2 is also located within both Bridgeport and Stratford. Site 3 involves the section of Bruce Brook running along West Avenue. Currently, the storm drainage system on Barnum Avenue that discharges in to Bruce Brook has inadequate capacity. The system will be rerouted with 42" reinforced concrete pipe along West Avenue. Riprap will be provided at the outlet to prevent erosion from high velocities. A hydrodynamic separator will be provided to address water quality issues from the entire storm drainage system. This again represents a net environmental benefit to the watercourse.

INLAND WETLANDS AND WATERCOURSES COMMISSION MEETING MINUTES

JANUARY 20, 2016

The following documents have been provided for the Commissions' review as part of the IWWA Application #2015-10:

1. IWWA Application #2015-10 prepared by Weston and Sampson, for John Casey, Town of Stratford, Engineer. The application consists of the following:
 - Completed application form
 - DEEP "Statewide Inland Wetlands and Watercourses Activity Reporting Form"
 - Site map
 - Project Description
 - Proposed Alternatives Discussion
 - Site Photographs
 - FEMA Flood Map
 - List of adjoining property owners
 - Turf Establishment Plan
 - Wetlands Report (with addendum) completed by Martina Castanho and Donald J. Fortunato (Certified Soil Scientists) with Soil & Environmental Services, Inc.

2. Development Plans entitled, "Bruce Brook Drainage Improvements at Bowe Ave., Bruce Brook Channel, and West Ave," prepared by Weston & Sampson Sheets 1 – 26 of 26, dated November 2015.

The application appears to represent a minimal risk to the function of Bruce Brook and nearby wetlands. The project will essentially provide a net enhancement of ecological function as culverts will be widened, the course of the waterway redirected to a more natural flow, and shorelines softened by replacing vertical concrete walls with riprap.

The proposed project would not be considered a significant risk impact activity as defined under section 2.29 of the Stratford Inland Wetland and Watercourse Regulations. As a result the IWWA accepted the application as complete at their regularly scheduled ILWL& Watercourses meeting of Dec. 16, 2015 and a public hearing was not requested by Commissioners or by petition of Stratford citizens. Staff recommends discussion of the application during the January 20th, 2016 regular meeting with a decision to be rendered during the Feb. 17 2016 meeting.

Discussion and questions re: Geotest sequence, taking easements, flooding at Stratford Ave, intermediate riprap, independent inspector for erosion control will report directly to Town Engineer and Conservation Administrator, proposed alternatives, widening other channel, emergency conditions, plans submitted prior to construction, three phases of the plan will go forward separately, seasonal conditions.

A MOTION WAS MADE BY MR. FAHY, SECONDED BY MR. HOJIDCH TO APPROVE THE APPLICATION, THE MOTION PASSED UNANIMOUSLY.

5. New Business - No New Business

INLAND WETLANDS AND WATERCOURSES COMMISSION MEETING MINUTES
JANUARY 20, 2016

6. Staff Report

No Notices of Violation or Cease and Desist Orders were filed for the period between December 16th, 2015 and January 20th, 2016

Ms. Batoh received Information from Planning and Zoning re: 795 James Farm Road, an application for 72 Housing units.

7. Administrative Permits - No Administrative Permits were issued for the period between December 16th, 2015 and January 20th, 2016.

8. Commissioner's Forum – A name was forwarded to Chairman McCann for consideration for membership on this Commission.

9. Adjournment – Hearing no other business, Mr. Hojdich motioned to adjourn the meeting at 8:30 p.m. The motion was seconded by Mr. Waite and carried unanimously.

Respectfully submitted,

Carol Cabral, Secretary Protem