

INLAND WETLANDS AND WATERCOURSES COMMISSION
MINUTES OF REGULAR MEETING
October 19, 2016

The Stratford INLAND WETLANDS AND WATERCOURSES COMMISSION conducted a regularly scheduled Meeting on Wednesday, October 19, 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, Alternate J. Waite, A Schlager, D. Blake

Members Absent: E. Scinto, J. Tucciarone

Others Present: Christina Batoh, Conservation Administrator

1. **Call to Order:** Mr. McCann called the meeting to order at 7:00 p.m.
2. **Approval of Minutes:** Mr. Waite made a motion to approve the minutes of the September 21st meeting. The motion was seconded by Mr. Hojdich. The motion carried unanimously.

Mr. McCann notified the Commission that he would be stepping aside as chairman and vice-Chairman Fahy would be taking his place. With a vote of acclimation, Mr. Fahy was chosen as Chairman of the Inland Wetland Commission unanimously.

Chairman Fahy suggested Mr. Hojdich be chosen as vice-chairman of the Inland Wetland Commission. By a vote of acclimation, Mr. Hojdich was made vice-chairman unanimously.

3. **Old Business:**
IWWA Permit Modification #2013-1(M2) – Construction of a 137,700 sq. ft. industrial warehouse building and associated infrastructure associated with the 42.56 acre East Campus portion of Stratford Corporate Campus. This is a modification to the (previously modified) permit under which a 225,198 sq. ft. building was constructed on site. Site Address: 975 Lordship Boulevard, Stratford Connecticut. Assessor’s Reference: Map 30.4, Block 2, Lot 2. Applicant: Stratford Development Company – Mr. Hojdich made a motion to take Permit #2013-1(M2) off the table. The motion was seconded by Mr. McCann. The motion carried unanimously. Mr. Caissey, Stratford Development, noted he was here to modify an already issued permit. Commissioners questioned management of the property. Mr. Caissey will be the owner and responsible entity for the property. It was noted that this modification is lesser in size and scope of what was previously approved. Ms. Batoh discussed bonding which is still in place.

Mr. McCann made a motion to approve Permit Modification #2013-1(M2). The motion was seconded by Mr. Blake. The motion carried unanimously.

IWWA Violation #2016-7(A) – Conducting regulated activities (clear cutting) within the upland review area of an inland wetland without the benefit of a permit. Site Address: 350 Whippoorwill Lane, Stratford, Connecticut. Assessor’s Reference: Map 50.16 Block 1 Lot 82. Violator: Shayna Wolf (current property owner) Violator is required to present restoration plan – Mr. Hojdich made a motion to take Violation #2016-7(A) off the table. The motion was seconded by Mr. Waite. The motion carried unanimously. Mr. B. Hirsch, representing property owner, was present. Ms. Batoh informed the Commissioners of the time line of the violation – actual violation end of May, Cease and Desist Order issued. She notified the violator they could appear before the Commission September or October. At present, complete restoration plan has not been received and violator may not go further with development of the property. Ms. Batoh questioned the disturbance in the upland review area, exact square footage which would be restored, would like a list of trees which were removed and would like markers put in place where wetlands end. Noting two (2) violations took place:

- 1) Work without permit
- 2) Failure to comply with order for two distinct offenses

Commissioners discussed approaching the Town Attorney for information on appropriate fine. Ms. Batoh referred to “Soil Investigating Report” dated May 28, 2016. Ms. Batoh will reach out to soil scientist to see what is his evaluation for remediation. Chairman Fahy directed the violator to get back to the Commission on questions asked and noted the Commission will contact Town Attorney in regards to fines.

Mr. Hojdich made a motion to table Violation #2016-7(A) pending further information in reference to fines and also until which time a clear cut picture of restoration is presented. The motion was seconded by Mr. Blake. The motion carried unanimously.

4. **New Business:** No new business

5. **Staff Report** - None

6. **Administrative Permits** -

IWWA Permit#2016-11(A) – Installation of an in-ground pool and spa within a regulated upland review area. Site Address: 275 Judith Terrace. Assessor’s Reference: Map60.19, Block 1, Lot 2. Applicant: Joe and Christine Wright – Ms. Batoh informed the Commission that pool will be set well back from the wetlands and will be working with the applicant on plans for excavation.

7. **Commissioner’s Forum** – New Commissioner, Ariana Fine, will be taking the place of Mr. Massey

8. **Adjournment** – Hearing no other business to discuss, Mr. Blake motioned to adjourn the meeting at 7:36 p.m. The motion was seconded by Mr. Hojdich and carried unanimously.

Respectfully submitted,

Gail DeCilio
Recording Secretary