

**Inland Wetlands and Watercourses Commission
Town of Wallingford**

**REGULAR MEETING
Wednesday, October 1, 2008**

The Regular Meeting of the Wallingford Inland Wetlands and Watercourses Commission was held on Wednesday, October 1, 2008, in Council Chambers, the Municipal Building, Wallingford, Connecticut.

Seated from the Commission were Jim Vitali – Chairman, Ellen Deutsch – Vice Chair, Nick Kern – Secretary, Jeff Kohan, Jim Heilman – alternate, Dave Parent - alternate and Environmental Planner Erin O’Hare.

Chairman Vitali called the meeting to order at 7:08 p.m.

CONSIDERATION OF MINUTES:

September 3, 2008 - Regular Meeting

Ms. Deutsch made a motion to approve the Minutes of the September 3, 2008 – Regular Meeting. The motion was seconded by Mr. Kohan and passed.

OLD BUSINESS:

#A04-2.2 / 346 EAST MAIN STREET – V. Perretta – (release of bond)

Ms. O’Hare indicated that the bond is not ready to be released. She stated that perhaps the Applicant should withdraw his application at this time because he is not ready to go forward and do the work that needs to be done. Chairman Vitali stated that the Applicant should withdraw the application.

#A08-8.1 / 10 EATON TRAIL – Amy & Keith Connery – (clearing & filling yard)

Ms. O’Hare stated that the Applicant had indicated the application would be withdrawn but she has not yet received the letter stating that. Since time is up for this application without an extension the IWWC must act.

DEUTSCH:

MOTION THAT APPLICATION #A08-8.1 / 10 EATON TRAIL BE DENIED WITHOUT PREJUDICE.

KOHAN: **SECOND**

VOTE: **UNANIMOUS**

#A08-8.2 / NORTHFIELD ROAD – Wharton Brook – Town of Wallingford – (bridge replacement)

Presenting the application was Assistant Town Engineer Rob Baltramaitis and Brian Kuta, BL Companies.

Mr. Baltramaitis stated that the wetland on this project is the watercourse itself. There is severe erosion of the existing bridge. There is a large scour hole at the inlet to the bridge. These issues will be resolved with installation of the new bridge. The opening for water flow is going from 150 sq.ft. to 176 sq.ft. Upstream from this bridge the water service elevation will be reduced in all of the storm events. The water will also be slowed down to prevent erosion. The total wetland area impact is approximately 2,500 sq.ft. or .06 acres. There will be twin concrete boxes installed for the replacement of the bridge.

DEUTSCH: **MOTION THAT APPLICATION #A08-8.2 BE APPROVED WITH THE FOLLOWING CONDITIONS OF APPROVAL:**

1. **STORMWATER CULVERT PROPOSED TO BE LOCATED IN THE DOWNSTREAM SIDE OF THE BRIDGE DISCHARGING TO THE WEST BANK OF WHARTON BROOK TO BE RELOCATED IN ORDER TO PROTECT THE INTEGRITY OF THE MATURE SYCAMORE TREE (DBH APPROXIMATELY 3 FEET) AND ITS ROOTS WHICH SERVE TO PROTECT THE BANK IN THIS VICINITY.**
2. **REVISED PLANS TO DEPICT THE WETLAND FLAGS (CURRENTLY DEPICTED ON THE TOPOGRAPHIC SURVEY PLAN SUBMITTED) ON ALL PLAN SHEETS.**
3. **REVISED PLANS TO DELINEATE THE BOUNDARY OF THE REGULATED AREA.**
4. **REVISED PLANS TO DEPICT PROPOSED LOCATION OF DEWATERING BASIN.**
5. **REVISE PLAN TO INDICATE “TOWN ENGINEER OR HIS DESIGNEE” AS THE “AGENT OF RECORD”.**
6. **A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE ENVIRONMENTAL PLANNER TO REVIEW SCHEDULES, CONDITIONS, AND REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.**

KOHAN: **SECOND**

VOTE:

UNANIMOUS

#A07-1.4 / 82 & 124 CONSTITUTION STREET – BJK Construction –
(release of bond)

Ms. O'Hare indicated that the bond is not ready to be released.

NEW BUSINESS:

#A05-8.3 / 168 NORTH PLAINS INDUSTRIAL ROAD – Rogers Realty,
LLC – (release of bond)

Ms. O'Hare indicated that there are some issues outstanding. She stated that there are several grass swales on this site that are not being maintained adequately. There is also a breach in one of the swales that has to be addressed.

#A08-9.3 / 95 CHIMNEY HILL ROAD – Scott A. Lupkas – (creation of
second lot)

Ms. O'Hare stated that this is an existing residential lot with a house on it. The Applicant would like to split off the back of the lot to create another residence. After some discussion it was determined that the Commission would visit the site on October 16th at 5:00 p.m.

#A08-9.4 / 13 OXFORD TRAIL – Mary Beth Trautman – (fill yard)

Ms. O'Hare indicated that there has already been some fill put in the yard associated with a residential addition that required obtaining a variance from the Zoning Board of Appeals 2 years ago. They have not gone any closer to the Spring Lake with the structure but they were told they had to add the fill around the foundation up to the frost line. There was some discussion and confusion regarding this application. Ms. O'Hare indicated that the Applicant wanted to be present at this meeting to make a presentation but she was unable to. She will make a presentation at the next meeting.

VIOLATIONS:

None were discussed.

REPORTS & COMMUNICATIONS:

1. #A05-10.2 / 110 Leigus Road – Workstage-Connecticut, LLC

Ms. O'Hare visited the site today with the Permittee's attorney. Mr. Heilman stated that it was observed that the area has stabilized very significantly. The detention pond has sediment but by the time it gets through the series of control measures the water is just slightly murky when it reaches the wetlands. He does not believe there is any sediment being added to the wetlands due to that project. Ms. O'Hare indicated that Tom Wall will be mowing the field once it's not too wet to do so. Ms. O'Hare indicated that there are still four stockpiles in this area. The contractor has not started to remove the two piles that he was permitted to because bad weather has prevented him from doing so. Ms. O'Hare is not sure what the Commission would like see done with those piles. She stated that they are vegetated and would make it through the winter fine. Chairman Vitali believes that they will need that topsoil to be used on the site eventually for landscaping. He thinks that since the area is now stable the piles should be left there. Mr. Kern and Mr. Heilman agree that the piles should be left where they are at this point.

2. 252 Main Street – L & J Partnership, LLC – (deposition of fill and unpermitted activities)

Ms. O'Hare stated that the Applicant does have a proposal in with the State. She is waiting for a letter from John Gable on the status of this site.

3. #A03-6.1 / 170-212 North Plains Industrial Road – Mario DeNatale

Ms. O'Hare stated that Linda Bush noticed, while looking into a bond release, that the approved site plan does not reflect the existing conditions on the site. This was brought to the attention of Ms. O'Hare who indicated that the plan needed a modification to reflect the existing conditions on the site. The revised site plan came in yesterday and Ms. O'Hare is satisfied. The plan has been modified to reflect the existing conditions. Chairman Vitali stated that Ms. O'Hare could relay to the Town Planner that the IWWC is satisfied with the modified plan.

4. DEP Wetland Workshop, October series
5. DEP DVD "Jordan Cove – Urban Watershed Project" – Low Impact Development Initiative – (to circulate)
6. DEP DVD "Training for IWWC" – (to circulate)
7. DEP DVD "Life Stories of CT's Amphibians"

ADJOURNMENT:

DEUTSCH: **MOTION TO ADJOURN.**

KOHAN: **SECOND**

VOTE: **UNANIMOUS**

Meeting adjourned at approximately 7:56 p.m.

Sonja Vining
Recording Secretary
Town of Wallingford
Inland Wetlands and Watercourses Commission
October 1, 2008