

**Inland Wetlands and Watercourses Commission
Town of Wallingford
Regular Meeting
Wednesday, May 4, 2011**

The Regular Meeting of the Wallingford Inland Wetlands and Watercourses Commission was held on Wednesday, May 4, 2011, in Room 315, the Municipal Building, Wallingford, Connecticut.

Seated Commissioners were Ellen Deutsch – Vice Chairperson, Nick Kern, David Parent, Jim Heilman – alternate, and Environmental Planner Erin O’Hare.

Absent: Jim Vitali – Chairman

Ellen Deutsch, acting as Chairperson, called the meeting to order at 7:00 p.m.

CONSIDERATION OF MINUTES:

April 4, 2011 - Regular Meeting

Acting Chairperson Deutsch stated that the Minutes would be considered at the next meeting.

OLD BUSINESS:

#A11-4.1 / 404, 408 & 412 MAIN STREET, YALESVILLE / QUINNIPIAC RIVER – Larry DeAntonio & DeAntonio Construction – redevelopment of existing residence & residential development, 14 units

Presenting the application was Applicant Larry DeAntonio and Engineer Robert Amantea P.E., Design Development Group.

Mr. Amantea presented and reviewed a revised plan. The revised extended upland review area was pointed out on the plans. This site consists of three parcels. This development would be on the most southerly two lots. There are three buildings that front on Main Street. The middle building would be removed; the southerly most building would be remodeled to meet regulations.

There would be three units along the Quinnipiac River. Mr. Amantea stated that they have moved these units as far away from the slope as possible. Of these three units, two of them are in the extended upland review area. The area will be graded in a way so it minimizes the impact on that slope. Storm drainage will have recharging units with catch basins and pre-treatment. The water will flow to the catch basins, to an oil/water separator, and to a recharge unit. There would be an overflow pipe from catch basin #1 to catch basin #2. Catch basin #2 will then go to catch basin #3 which will then go into an oil/water separator and then to the recharge units. The overflow system would go down the slope to a level spreader to discharge. The soil in the area has very good infiltration rates. The roof water will be directed into drywells. This development would be tying into the existing sanitary sewer line located at the base of the slope.

The erosion control plan was reviewed. The topsoil stockpile would be ringed with silt fence and/or hay bales. All of the catch basins would be protected with hay bales and will have sumps with hooded outlets.

Commissioner Heilman expressed concern that children on the site really have no other option for a play area except on that steep slope. He stated that is why the Commission has those large setbacks

in the regulations. Mr. Amantea isn't sure that this type of development would attract families with children. These units would all be 2-bedroom units.

Acting Chairperson Deutsch expressed concerns with some of these units being located in the extended buffer area and so close to that steep slope.

In response to a question about State permits, Mr. Amantea explained that the State does not formally review the application and give approval before the local commission gives its approval. This application has been looked at by the State but has not formally been reviewed.

Commissioner Kern asked Mr. DeAntonio what he planned on doing with all of the unusable soils on the site. Mr. DeAntonio indicated that any unsuitable soils would be removed from the site.

Mr. Amantea stated that the catch basins in the road surface would have hooded outlets. The storm drainage system would have a four-foot sump. Commissioner Kern asked if the Applicant would accept a condition of approval that there is a maintenance program in place. Mr. Amantea has no issue with that.

Commissioner Kern asked where the snow would be pushed. Mr. Amantea stated that there are extra parking spaces that could be used as well as pushing the snow to the island areas and the perimeters of the parking area. The snow could not be pushed to the wetlands because they could not be accessed by a vehicle.

Ms. O'Hare indicated that she has a lot of concerns about this site. She referred to the Environmental Planner's Report dated April 29, 2011. She circulated photos of the existing conditions of the site. Ms. O'Hare doesn't feel that the topography lines on the plans accurately depict what is on the site. Mr. Amantea is planning on doing some spot checking of the topography on the site. Ms. O'Hare stated that there is a lot of miscellaneous debris on the site. She questions the stability and integrity of that slope. Ms. O'Hare would like to the units pushed back away from the slope.

Commissioner Kern expressed concern again for the soils and the debris that Ms. O'Hare photographed on the site. Mr. DeAntonio stated that the construction would be on sound ground and it would not be that close to the edge of the slope.

Commissioner Heilman expressed concern for activities once people move into these units. He would like to see some option for children to play rather than on that steep slope. Acting Chairperson Deutsch would like to see the buildings taken out of the extended upland review area.

Commissioner Kern discussed the slope area. He asked exactly what kind of slope would be there if all of the debris was taken out of that area. Mr. Amantea could not speak to the soils other than in the areas where he dug his test pits. He indicated that he could test the soils where the buildings are going to be built and see what they find. There was discussion about whether or not any bad fill should be pulled out of that area and replaced with good gravel to be sure that where the building is going is on suitable soil.

Commissioner Kern believes it needs to be clarified for the Applicant what he is expected to do if he digs and finds that there is bad soil and debris buried along that slope. Commissioner Kern would like to have the Applicant install the units as planned and if debris or bad soil is found have it

removed and replaced with decent gravel with some plantings to stabilize the slope. Acting Chairperson Deutsch is working under the assumption that the soils are fine in that area. If the Applicant finds out otherwise then he would have to come back in front of the Commission with a new plan. Mr. DeAntonio believes the brush or bad fill is further back towards the slope, not where construction would be.

After further discussion Mr. Amantea stated that he would come up with a new proposal for Ms. O'Hare to review and to be reviewed by the Commission at the next meeting.

Ms. O'Hare would like to see one central units eliminated and then the rear units could be pushed up away from the slope. Acting Chairperson Deutsch would like to see that idea pursued as a prudent and feasible alternative. Mr. Amantea would come up with some alternatives to present to the Commission at the next meeting.

#A11-4.2 / 1195 SOUTH CURTIS STREET – Carlos Julia – (aboveground pool and deck extension)

The Applicant was not present. Ms. O'Hare reviewed the Environmental Planner's Report dated April 28, 2011. She recommended to the Commission that they approve the application. This is a previously altered area and the current playset would be replaced by a portion of the proposed pool.

Acting Chairperson Deutsch would like to see placards placed every 25 feet along the property line.

MR. KERN: MOTION THAT APPLICATION #A11-4.2 / 1195 SOUTH CURTIS STREET BE DEEMED NOT A SIGNIFICANT ACTIVITY.

MR. PARENT: SECOND

VOTE: UNANIMOUS

MR. KERN: MOTION TO APPROVE APPLICATION #A11-4.2 / 1195 SOUTH CURTIS STREET WITH THE FOLLOWING CONDITIONS OF APPROVAL:

- 1. WETLAND PLACARDS BE PLACED 25 FEET APART ALONG THE PROPERTY LINE.**
- 2. S&E CONTROLS BE INSTALLED AND INSPECTED BY THE ENVIRONMENTAL PLANNER PRIOR TO ANY ACTIVITY ON SITE.**

MR. PARENT: SECOND

VOTE: UNANIMOUS

NEW BUSINESS:
None

RECEIPT OF NEW APPLICATIONS:

#A11 – 4.3 / 488 SOUTH ELM STREET – Charles Guzik – (yard activities)

Ms. O'Hare indicated that she received a complaint from a neighbor. The Applicant had some fallen trees which he chipped up and has placed the wood chips in the rear yard right up against Wharton Brook. The neighbor wants to be sure that all of this activity is not going to mean more water coming to his property. Ms. O'Hare suggested that Mr. Guzik apply for a permit for his unpermitted activities. She also suggested to Mr. Guzik that he install a swale which is now proposed.

Acting Chairperson Deutsch received the application.

#A11 – 5.1 / 549 WOODHOUSE AVENUE – Town of Wallingford – Tyler Mill/Muddy River Conservation/Recreation Area Trails System Enhancement Program – (trail crossings)

Ms. O'Hare stated that at the last meeting the Commission approved 5 stream crossings. It turns out that, after further examination of the trails by the consultant, there are an additional 5 areas where there would be stream crossings required.

Acting Chairperson Deutsch received the application.

REPORTS & COMMUNICATIONS:

1. Proposed Revised Application Form (Draft II) & Application Supplemental Information Form, (Draft I)

The Commission would review the drafts at the next meeting.

2. Staff Report – Report dated April 29, 2011 was submitted in the packet.

Commissioner Heilman commented on the amount of remediation that is continually being done at Toll Brothers site on North Farms Road. Ms. O'Hare referred to a report from OCC Group, completed by George Cotter, dated April 28, 2011, which cites groundwater as one of the problems at the site.

3. DEP Permit Application for Use of Pesticides – pond- 3 DiNatale Drive – John Bjorkdahl, owner.

Ms. O'Hare stated that the pond mentioned is the detention basin approved many years ago by this Commission. She has visited the site and explained that what has happened is that over the years road sands have filled the basin and it has become shallow. The Town never maintained the basin properly. Since the basin is now so shallow, the owner needs to use pesticides to maintain the algae. Ms. O'Hare stated that she just started looking into this matter last week. She will do some more research on it for the next meeting.

The Commission discussed a memo from Town Attorney Janis Small regarding voting by alternates on the Commission.

VIOLATIONS:

7 OLD GATE ROAD – Mark Feeney – (filling)

Mr. Feeney was not present. Acting Chairman Deutsch stated that the issue would be discussed at the next meeting.

ADJOURNMENT:

Commissioner Parent made a motion to adjourn. The motion was seconded by Commissioner Kern and passed. The meeting adjourned at 8:55 p.m.

Sonja Vining
Recording Secretary
Town of Wallingford
Inland Wetlands and Watercourses Commission