

Inland Wetlands and Watercourses Commission
Town of Wallingford
Regular Meeting
Wednesday, December 5, 2012

The Regular Meeting of the Wallingford Inland Wetlands and Watercourses Commission was held on Wednesday, December 5, 2012, in Council Chambers, Town Hall, 45 South Main Street, Wallingford, Connecticut.

Seated Commissioners were Jim Vitali – Chairman, Ellen Deutsch – Vice Chairperson, Nick Kern – Secretary, Dennis Murphy and Dave Parent. Also present was Erin O’Hare, Environmental Planner.

Absent: Jim Dobson, Alternate, James Heilman, Alternate, and Deborah Phillips, Alternate.

Chairman Vitali called the meeting to order at 7:00 p.m..

CONSIDERATION OF MINUTES:

November 20, 2012 – Special Meeting

MS. DEUTSCH: **MOTION TO APPROVE THE MINUTES OF THE NOVEMBER 20, 2012 SPECIAL MEETING AS SUBMITTED.**

MR. MURPHY: **SECOND**

VOTE: **UNANIMOUS**

OLD BUSINESS:

#A12-11-1 / 10 TECHNOLOGY DRIVE / – Gary Capitanio, V.P., Borghesi Building & Engineering – (industrial addition)

The Applicant was not present. Ms. O’Hare referred to a letter the Applicant submitted requesting that the matter be tabled due to revisions required. Chairman Vitali tabled the matter and requested Ms. O’Hare to advise the Applicant of statutory timeframes.

NEW BUSINESS:

205 North Main Street / Choate Rosemary Hall Foundation – building – (pre-application discussion at request of owner)

Chairman Vitali indicated there would be a pre-application review regarding Choate Rosemary Hall.

Victor Agran, Senior Associate, Pelli Clake Pelli Architects, presented concept site plans of the planned Math/Science Building to be constructed off North Main Street near the existing ponds. Julie Lucier, L.A., Ager Group, presented the planting plan including a 10-foot wide “wetland buffer” planting of native species and hydroseeding of the slope. Peter Romano, P.E., Land-Tech Consultants, Inc., presented plans for sedimentation and erosion controls and drainage indicating that, as the soils were fairly impermeable, recharge of flows would not be possible..

Suggestions and recommendations were discussed concerning plans for protecting the wetlands area and water quality of the pond.

Chairman Vitali stated his concerns regarding roof drainage on the site, the effectiveness of a level spreader over time, the adequacy and location of erosion control measures to prevent silt fence purging during grading activities, and protection for the pond which was recently cleaned out. He stressed the need to protect the wetland area during construction phase and asked for greater erosion controls and suggested the Project team take another look at the roof drainage system.

Documentation was requested by Commissioner Kern regarding protective measures to be undertaken to insure the safety of the 100-year old copper beech tree and contingency plans to protect the pond from sedimentation during big storms..

The Commissioner briefly discussed the significant impact activity aspect and whether or not this proposed plan would be subject to a public hearing. Chairman Vitali indicated that at the January 2nd IWWC Meeting by the end of the Project team’s presentation of the anticipated application submittal, the Commission would be able to determine if the activity was a significant impact activity or not.

Ms. O’Hare suggested alternatives be submitted as required, that phasing plans for the construction project be submitted with several phases depicted, and that creative erosion controls must be considered. Chairman Vitali indicated that Ms. O’Hare would be monitoring the site regularly so a Project Site Monitor may not be needed.

A11-8.1 / 135 FAWN DRIVE – Fawn Drive Associates, LLC – (residence) – (request for extension of permit commencement date)

Ms. O’Hare indicated that the Permittee was seeking a one year extension of the commencement date. Chairman Vitali asked Ms. O’Hare if there was any reason not to grant the extension and Ms. O’Hare indicated she had inspected the site and there were no issues.

MS. DEUTSCH: **MOTION TO GRANT A ONE-YEAR EXTENSION ON THE COMMENCEMENT DATE FOR APPLICATION #A11-8.1 / 135 FAWN DRIVE, FAWN DRIVE ASSOCIATES, LLC – (RESIDENCE)**

MR. MURPHY: **SECOND**
VOTE: **UNANIMOUS**

A12-12.4 / 475 MAIN STREET – 1 2 S, LLC – (minor plan revision within scope of original permit, IWWC #A11-11.2 – access route)

Present was Stephen Daniels, Facility Support Services, and William Elliot, I 2 S, LLC.

Ms. O’Hare indicated that the Permittee was looking to modify the access route on the plan previously permitted. A drawing was submitted to the Commission tonight depicting the proposed route which differs from the original route in the first portion of the route – an old woods road with a stone stream crossing would be utilized instead of crossing the stream at a wider point with a temporary bridge which is costly. This new access route would require permission from the property owner, which the Permittee has obtained. Mr. Daniels responded to Commission’s questions.

MS. DEUTSCH: MOTION THAT #A12-12,4 . 475 MAIN STREET – 1 2 S, LLC – (MINOR PLAN REVISION WITHIN SCOPE OF ORIGINAL PERMIT, IWWC #A11-11.2 ACCESS ROUTE) BE APPROVED AS SUBMITTED WITH THE CONDITION OF APPROVAL THAT THE WRITTEN PERMISSION OF THE NEIGHBOR BE SUBMITTED.

MR. MURPHY: SECOND

VOTE: UNANIMOUS

RECEIPT OF NEW APPLICATIONS:

#A12-11.2 / 8 Northrop Industrial Park Road West – 1070 North Farms Road, LLC - (industrial development)

Chairman Vitali received the new application.

#A12-12.1 / 358 Hall Avenue – General Electric Co., Barb Riley – (remediation project)

Chairman Vitali received the new application. It was also suggested that the Army Corp. of Engineers and/or the DEEP may need to know of this remediation project.

#A12-12.3 / 89 North Turnpike Road & Parker Farms Brook – Anthony Marino – (stream bank reclamation)

Chairman Vitali received the new application. Ms. O’Hare indicated that this application involves the river behind Neil’s Donut Shop.

2013 IWWC REGULAR MEETING SCHEDULE

Chairman Vitali reviewed the proposed 2013 Meeting Schedule. Ms. O’Hare affirmed that Council Chambers was available for July 24th. There will be no August meeting.

MS. DEUTSCH: **MOTION TO APPROVE THE MEETING SCHEDULE FOR NEXT YEAR AS REVISED.**

MR. MURPHY: **SECOND**

VOTE: **UNANIMOUS**

REPORTS AND COMMUNICATIONS:

1. Staff Report, dated Nov.29
(Forwarded earlier) - Not discussed.
2. Quinnipiac River Watershed Based Plan Stakeholders Committee – meeting, Nov. 29
Commissioner Kern reported briefly on the Meeting he had attended representing the Commission.

VIOLATIONS

Cease & Desist – 6 East Dayton Hill Road / Douglas Morgan – (clearing and filling)

Commissioner Vitali requested that this matter be removed from the agenda until activity starts.

Cease & Desist – 5 Megan Lane & 100 Megan Lane – Lui He Ping and Yu Fu Hua
(cleaning, alteration, deposition and installations within swamp, wetland and upland review area)

Commissioner Kern reiterated the issue of bringing an interpreter in to translate the violation issues to the property owners. Ms. O’Hare indicated that the Law Department has indicated that the cost would be something the IWWC would have to take care of out of its budget. Ms. O’Hare was directed to request the owners/violators’ appearance at the January 2nd Meeting and to see if she can obtain an interpreter.

ADJOURNMENT:

Commissioner Deutsch made a motion to adjourn. The motion was seconded by Commissioner Murphy and passed. The meeting adjourned at 8:20 p.m.

Kim Touchette
Recording Secretary
Town of Wallingford
Inland Wetlands and Watercourses Commission