

February 9, 2015

MINUTES: THE INLAND WETLANDS COMMISSION, Town of Hamden, held a Regular Meeting on Wednesday, February 4, 2015 at 7:00 p.m. in the Legislative Council Chambers, Memorial Town Hall, 2372 Whitney Avenue, Hamden, CT and the following items will be reviewed:

Commissioners in attendance:

Nancy Rosenbaum, Chairperson
Joan Lakin
Kirk Shadle
Bob Gnida
Stephanie Wilson
Kirsten Jensen

Staff in attendance:

Dan Kops, Assistant Town Planner
Tim Lee, Assistant Town Attorney, arrived at 7:08 p.m.
Tom Vocelli, IW Enforcement Officer
Stacy Shellard, Commission Clerk
Genevieve Bertolini, Stenographer

Ms. Rosenbaum called the meeting to order at 7:01 p.m. Ms. Lakin called the roll and there was a quorum. Ms. Rosenbaum introduced the Commission and Staff.

I. Regular Meeting:

1. Amendment Request & Pending Application:

- a. 14-1207** 3139 Whitney Avenue-construction of a mixed-use office & multi-family building
Kiehtan's Realm, LLC, Applicant

Mr. Tim Hollister, Attorney, submitted and reviewed the written response from Kiehtan's Realm to the Nafis & Young letter of January 7, 2015" (Exhibit 4). He summarized the meeting of January 7, 2015 and the revised plans.

Mr. Jim Rotondo, Professional Engineer, addressed the Commission and submitted and reviewed a revised Storm Water Management Plan, dated February 3, 2015 (Exhibit 5). Mr. Rotondo reviewed the additional testing that was performed and the results. He stated that the revised stormwater management plans were reviewed by the Town Engineer and his comments of February 4, 2015 can be incorporated into the plan. Mr. Rotondo reviewed the RWA comments dated February 4, 2015.

Ms. Rosenbaum asked if there was a second letter received from Nafis & Young Engineers.

Mr. Larry Sgrignari, JMG & LCS Whitney Management, LLC, submitted a written response from Nafis & Young Engineers, dated February 4, 2015 (Exhibit 6).

Mr. Rotondo reviewed the responses of Kiehtan's Realm to Nafis & Young (Exhibit 4).

Ms. Rosenbaum reviewed with Mr. Rotondo where the overflow pipes will be located.

Mr. Shadle questioned if the proposed recreation area shown on Sheet 1 of the plans will be grass. Mr. Rotondo reviewed the proposed recreation area, the proposed planting plan and the stormwater management plan for the area.

Ms. Lakin asked Mr. Rotondo to review the Town Engineer's comments dated February 4, 2015. Mr. Rotondo reviewed the Town Engineers comments dated February 4, 2015.

Mr. Gnida asked Mr. Rotondo why when digging the test holes he stopped and if it were because something was hit. Mr. Rotondo explained that the directions given were to go 4 feet below the bottom of the system. He reviewed the process used to dig the test holes and the topography of the site with Mr. Gnida.

Mr. Sgrignari reviewed the letter from Mr. James Galligan, Professional Engineer (Exhibit 6), which addresses and questions the procedure and analysis used for the subject parcel. He explained that Mr. Galligan was unable to attend the meeting.

Ms. Rosenbaum asked what the Connecticut Stormwater Manual recommends and she noted that she has never heard of the double ring infiltration test. Mr. Sgrignari explained that perc tests are traditionally utilized for septic design systems as opposed to the type of system being proposed. Mr. Sgrignari feels that the Connecticut Stormwater manual does not address the method being proposed.

Mr. Gnida said that in the past he had used a double ring test. Because it was done on a cold day it did not work because the ground was frozen. Mr. Gnida explained the double ring infiltration test method.

Mr. Hollister stated that there are no wetland soils on the subject property. The closest resource is the offsite drainage ditch which is located off the southeast corner of the property and receives water runoff from the intervener's property. The Town Engineer has reviewed Mr. Rotondo's design. Perc tests are used regularly and this was confirmed at this meeting. The proposed design will not have an adverse impact on the wetlands. Mr. Hollister stated that he will accept as a condition of approval that a detailed maintenance plan for the level spreader be required. Also, items one and two of Mr. Brinton, Town Engineer's, comments will be addressed to his satisfaction.

Mr. Gnida made the motion to approve Application 14-1207 with the following condition: All of Mr. Bob Brinton, Town Engineer's concerns must be addressed.

Mr. Lee stated that Mr. Gnida's motion reads as follows: ***Subject to the following conditions: 1) The conditions articulated by the Town Engineer, dated February 4, 2015. 2) Applicant must submit a maintenance plan for the level spreader and detention basins for approval by the Assistant Town Planner and the Chair of the Commission. 3) The maintenance plan shall include the name and contact information for the party responsible for the maintenance.***

Mr. Tom Vocelli, Wetland Enforcement Officer, asked if it is preferable that condition one read that the Town Engineer's items 1 & 2 be addressed. The other items in the memo are not related to the wetlands application.

Mr. Gnida amended his motion for condition one to read: Subject to items one and two of the Town Engineer's comments, dated February 4, 2015.

Mr. Shadle asked that condition 2 be amended to read as follows: ***The applicant must submit a maintenance plan for all of the stormwater management system and catch basins for approval by the Assistant Town Planner and the Chair of the Commission. Mr. Gnida accepted Mr. Shadle's amendment to the motion.***

The conditions of approval are as follows:

- 1) *Subject to items one and two of the Town Engineer's comments, dated February 4, 2015.*
- 2) *The applicant must submit a maintenance plan for all of the stormwater management system and catch basins for approval by the Assistant Town Planner and the Chair of the Commission.*
- 3) *The maintenance plan shall include the name and contact information for the party responsible for the maintenance.*

Mr. Liston seconded the motion. The motion passed unanimously.

- b. 04-1022** 380 Mather Street-Amendment request-multi- family development
Summit Residential LLC, Applicant

Mr. Ryan McEvoy, Professional Engineer, submitted return receipts for the abutter letters and the DEEP reporting form. He reviewed the previous plans that were approved in 2004 and 2009. Mr. McEvoy reviewed the surrounding sites, and an aerial view that shows the topography of the site. He noted that the site had previously been used as a gravel pit and water runoff will not escape the property. Mr. McEvoy reviewed a rendering of the existing approval, the proposed site, the proposed stormwater management plan and the approved conditions of approval.

Mr. McEvoy explained that the site was changed to a T-5 zone which allows the number of dwelling units to be increased. The proposed amendment is to allow for additional units to be built on the site. There are no wetlands located on the property, but a small portion of the site is located within 200 feet of Lake Whitney. Because of the sandy gravel soils, there will be no water runoff going into Lake Whitney. Mr. McEvoy reviewed the proposed site plan and noted that the amended plan reduces the amount of impervious surface. He reviewed the proposed stormwater management system.

Mr. Gnida questioned if there would be a reduction in pervious surface and Mr. McEvoy replied that the impervious surface is being reduced.

Ms. Lakin asked if the revised plans address the Town Engineer comments of February 4, 2015. Mr. McEvoy explained that he had just received the Town Engineer's comments. Some of the comments can be addressed with revised plans and the remainder will be addressed with the Special Permit application. Mr. McEvoy explained that items specific to the sewer system will be addressed with the GNHWPCA. Mr. McEvoy reviewed the RWA comments and will accept them as a condition of approval.

Ms. Rosenbaum questioned the proposed grading near building one to the Farmington Canal. Mr. McEvoy stated that the proposed grading will be revised. Ms. Rosenbaum reviewed the location of the Canal with Mr. McEvoy and she noted that it is not labeled on the plans. Mr. McEvoy stated that he will label the location of the canal. He reviewed the planting plan near the Canal

Mr. Gnida asked if the water from the parking lot is collected in the catch basins and if it will be pretreated. Mr. McEvoy stated that the water is collected in the catch basins and will be pretreated. He reviewed the stormwater system treatment plan, maintenance plan and planting plan for the site.

Ms. Rosenbaum asked who will be responsible for the maintenance plan and she said that it should be noted on the plan. Mr. McEvoy replied the owner of the property will be responsible for the maintenance plan and he will note it on the plans.

Ms. Lakin made the motion to approve the amendment to Application 04-1022 with the condition that the Town Engineer comments and the RWA comments be addressed and included in the final plan. Mr. Liston seconded the motion. The motion passed unanimously.

II. Other Business

1. Notices-of-Violation, Cease & Desist & Restore Orders, Notices-to-Appear

- a. **N.O.V.** 64 Rocky Top Road – clearing of trees & removal of vegetation
- b. **N.O.V.** 251 Welton Street – oil spill or discharge
- c. **N.O.V.** Lot 10-Benham Hill Estates (aka 0 Benham Hill Place)
Failure to repair & maintain stormwater detention basin

All Notices-of-Violation remain tabled.

2. Review Site Inspection Schedule

No Site inspections scheduled

3. Review of January 7, 2015 Meeting Minutes

Mr. Shadle made the motion to approve the January 7, 2015 Meeting Minutes as written. Mr. Gnida seconded the motion. Mr. Shadle, Mr. Gnida, Ms. Lakin, Ms. Jensen and Ms. Wilson voted in favor of the motion. Mr. Liston abstained. Therefore, the motion passed 5-0-1.

4. Other Business

Ms. Rosenbaum advised the Commission that Earth Day will be held on April 18, 2015.

5. Adjournment

A motion to adjourn was made by Ms. Lakin and seconded by Ms. Jensen. It passed with no dissenting votes.

The meeting adjourned at 8:12 p.m.

Submitted by: _____
Stacy Shellard-Clerk of the Commission