

July 9, 2015

**AGENDA: THE INLAND WETLANDS COMMISSION**, Town of Hamden, held a Regular Meeting on Wednesday, July 1, 2015 at 7:00 p.m. in the Legislative Council Chambers, Memorial Town Hall, 2372 Whitney Avenue, Hamden, CT with the following results:

*Commissioners in attendance:*

Joan Lakin, Chairperson  
Kirk Shadle  
Daniel Liston  
Michael Milazzo  
Amanda Kallenbach  
Kirsten Jensen  
Stephanie Wilson  
Michael Stone arrived at 7:15 PM

*Staff in attendance:*

Dan Kops, Assistant Town Planner  
Tom Vocelli, IW Enforcement Officer  
Peggy Craft, Acting Commission Clerk

Ms. Lakin called the meeting to order at 7:00 PM. Mr. Shadle called the roll and there was a quorum. Ms. Lakin explained the procedure that will be followed at this meeting. Ms. Lakin introduced the Commission and staff.

**I. Regular Meeting**

**New Applications:**

- a. **15-1210** 560 Newhall Street construct multi family dwelling units  
Mutual Housing Association of SC CT, Inc.

Mr. John Schmidt of BL Companies introduced himself and addressed the Commission. He explained what is planned for this project. He said this is the site of the former Hamden Middle School. This project will include demolishing the cafeteria and the theater. Mr. Schmidt displayed a map of the site, and explained the work that will be done. He added that this will be done within the 100 foot buffer area. He also said the Regional Water Authority is responsible for remediating the soil. He explained how this would be done. He said it would be done after the demolition, but the before the building.

Ms. Kallenbach asked if Mr. Schmidt knew if the soil remediation would be done concurrently or beforehand. Mr. Schmidt said it would be done beforehand.

**Mr. Milazzo motioned to table Application 15-1210 to the September meeting to give the Commission the opportunity to conduct a site walk. Mr. Liston seconded the motion that passed unanimously.**

Ms. Lakin said Application 15-1210 will be tabled to the September meeting in order to schedule a site walk. She added that the plans for this project are in the Planning & Zoning Office and also will be available on the Town Website in the Planning & Zoning Section. Mr. Vocelli can be contacted for information regarding the site walk

- b. **15-1211** 303 & 311 Highland Avenue, 124, 128 & 132 Edgewood Avenue  
Consolidation of 5 lots into 2 lots & construct 2 single family homes  
James Wrzosek, Applicant

James DiMeo appeared before the Commission and explained that there are currently five non-conforming residential lots (303 & 311 Highland Avenue, 124, 128 & 132 Edgewood Avenue) within the 100 foot buffer zone. He said there is a stream and wetlands on the south edge of these properties. He proposes to combine the five lots into two conforming building lots and put houses on them. He added that they will have public water and sewers. He said there will be dry wells for run off. All utilities will come off Monroe Street.

Mr. Milazzo asked if the plans will show what will be cleared. Mr. DiMeo said yes, the plans will show what will be cleared. He added that they will try to stay at least 50 feet away from the wetlands.

**Mr. Milazzo motioned to table Application 15-1211 to the September meeting to give the Commission the opportunity to conduct a site walk. Mr. Liston seconded the motion that 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

**Mr. Stone motioned to table the NOV for 64 Rocky Top Road. Mr. Shadle seconded the motion that passed unanimously.**

- b. **N.O.V.** 251 Welton Street – oil spill

Mr. Vocelli said the owner's Environmental Specialist has submitted a report regarding this property. This oil spill remediation is being supervised by the State. Mr. Vocelli suggested vacating the NOV with the stipulation that they give a report every six months to a year. This has been on the Agenda for five years.

Mr. Milazzo asked if the Commission would have the right to put this back on the Agenda if they desired. Mr. Vocelli said they would.

Mr. Milazzo said he agrees as long as we have the right to put it back on if they drop the ball.

**Mr. Milazzo motioned to remove the NOV on 251 Welton Street and require a report in writing once every six months, or if there is a material adverse change the Commission will be notified. When we feel comfortable with a final report we would drop the NOV. Mr. Shadle seconded the motion that passed unanimously.**

Mr. Stone asked if we get reports now. Mr. Vocelli said no, but it was a brutal winter and everything was frozen solid.

c. **N.O.V.** Lot 10 Benham Hill Estates – stormwater detention basin maintenance

**Mr. Shadle motioned to leave the NOV for Lot 10 Benham Hill Estates on the Agenda as long as Assistant Town Attorney Tim Lee has hope of getting an easement. Mr. Liston seconded the motion that passed unanimously.**

## **2. Review Site Inspection Schedule**

After a discussion regarding what dates the Commissioners have available, it was decided that the Site Inspections will be scheduled for July 7<sup>th</sup> and for July 21<sup>st</sup> at 6:00 PM.

## **3. Review of June 3, 2015 Meeting Minutes**

Ms. Lakin said John Bunton, who appeared before the Commission at the June 3, 2015 Meeting submitted corrections to his statement. Ms. Lakin read his proposed corrections. They are as follows:

Under Application 15-1209, 1021 Benham Street – house addition & expansion, Item # 4, Paragraph 1: Ms. Lakin suggested changing the sentence to read “*Mr. Bunton stated that he has not identified the plant species quantities.*”

Under Application 15-1209, 1021 Benham Street – house addition & expansion, Item # 4, Paragraph 2: Remove “*Mr. Bunton said that the house is going to be sold and the person who purchases the home will be responsible for placing permanent markers.*” Ms. Lakin said to replace with: “*Mr. Bunton said he understands that if the house is sold the person who purchases the house would be responsible for coming before the Commission if any changes are to be made on the property.*”

There was a short discussion regarding these changes, Mr. Shadle said he does not recall the discussion regarding the markers. Mr. Milazzo explained the questions that were asked regarding the markers and the discussion. Ms. Lakin clarified the corrections regarding who will place markers.

**Mr. Milazzo motioned to approve the Minutes of the June 3, 2015 Meeting as amended. Ms. Kallenbach seconded the motion that passed unanimously.**

## **4. Other Business**

There was a short discussion regarding Application 15-1211 (Highland Avenue and Edgewood Avenue). Mr. Shadle said he was looking for line revisions on the plans for the proposed houses. He asked if this is a lot line revision. Mr. Kops said to ignore the lot line revision. The applicant will need lot-line approval from Planning & Zoning. Mr. Shadle said he feels the plan is inadequate because it doesn't show where the houses and/or the property lines would be. He further questioned where the final spot for the houses would be located. Mr. Milazzo said he would assume they are conforming lots. Mr. Shadle said he wants to make sure that we are looking at what we are supposed to be looking at.

## 5. Adjournment

**There was no further business to come before the Commission and Mr. Milazzo motioned to adjourn. Mr. Shadle seconded the motion that passed unanimously. Chairperson Lakin adjourned the meeting at 7:31PM.**

Submitted by:

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Peggy Craft, Acting Clerk of the Commission