

March 3, 2016

MINUTES: THE INLAND WETLANDS COMMISSION, Town of Hamden, held a Regular Meeting on Wednesday, March 2, 2016 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
Dan Liston
Amanda Kallenbach
Jonathan Clapp
Lauren Wholey
Mike Stone, arrived @ 7:10 p.m.

Staff in attendance:

Dan Kops, Acting Town Planner
Tim Lee, Assistant Town Attorney
Tom Vocelli, IW Enforcement Officer
Stacy Shellard, Commission Clerk

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

I. Regular Meeting:

1) New Applications

- a. 16-1215** 2200 Shepard Avenue-resubdivision of 36 acres into two residential lots
William Colwell, Applicant

Ms. Rosalind Page, Professional Land Surveyor, addressed the Commission and stated that the existing lot is 36 acres in size and has two single family houses on it. She reviewed the existing site and its location. Ms. Page explained that no activity is being proposed. The applicant would like to divide the lot so that each house sits independently of the other. In order to do this, the applicant must demonstrate that there are areas on the property to place new septic systems should the existing systems fail. Ms. Page reviewed the proposed areas and stated that the design and locations have been approved by QVHD.

Mr. Shadle made the motion to table this item for a site inspection. Mr. Liston seconded the motion. The motion passed unanimously.

- b. 16-1216** 2300 & 2330 Whitney Avenue Rear, 2308 & 2320 Whitney Avenue
Access driveway and mixed-use improvements
2308 Whitney Avenue, LLC, Applicant

Mr. Ryan McEvoy, Professional Engineer, addressed the Commission and reviewed the existing properties and locations. He reviewed the proposed plan for a mixed-use site which will include a restaurant, medical office building and a hotel. He reviewed the history of the site and the previous approval received for the site.

Mr. McEvoy stated that to allow for a second means of egress from the site to a town owned roadway would require work within the 200 foot upland review area of an existing wetland on the site. Mr. McEvoy reviewed the proposed Stormwater Management Plan and the Sediment & Erosion Control Plan.

Mr. McEvoy discussed with the Commission how they would like the site delineated and flagged prior to the site inspection.

Mr. Liston made the motion to table this item for site inspection. Mr. Shadle seconded the motion. The motion passed unanimously.

Files available for review in the Planning Office

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

Mr. Tim Lee, Assistant Town Attorney, advised the Commission that the owner is clearing an area to allow for vehicular access so that the digging of septic test pits can be performed. He explained that the owner may come before the Commission with an application to develop the site.

b. 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

The Commission discussed scheduling site inspections for 2200 Shepard Avenue and 2300 & 2330 Whitney Avenue Rear, 2308 & 2320 Whitney Avenue. It was determined that the inspections will be scheduled after daylight savings has occurred to allow for late afternoon or evening inspections. Mr. Vocelli will schedule the inspections and send notice to the Commissioners of the dates and times.

3. Old/New Business

Earth Day

Ms. Lakin stated that Earth Day will be on April 16, 2016 and that Ms. Kallenbach will take the lead to organize the activities. Ms. Lakin asked that the Commissioners let Ms. Kallenbach know if and when they would be able to volunteer that day. The Commission discussed previous Earth Days and the activities that took place.

4. Review of February 3, 2016 Meeting Minutes

Mr. Clapp made the motion to approve the February 3 2016 meeting Minutes as written. Mr. Shadle seconded the motion. Ms. Kallenbach, Mr. Clapp, Ms. Wholey, Mr. Shadle and Mr. Stone voted in favor of the motion. Mr. Liston abstained. Therefore, the motion passed 5-0-1.

Mr. Tom Vocelli, Wetlands Enforcement Officer, advised the Commission that Quinnipiac University has submitted a Special Permit & Site Plan application for the proposed athletic fields and stadium. He reviewed the IWC conditions of approval for the project and noted that an IW amendment request will be needed. The proposed plan submitted to the Planning & Zoning Commission shows considerable encroachment in to the 25 foot buffer area. Mr. Vocelli stated that the time to complete the review of an amendment to the original wetlands approval would depend on the applicant submitting the application in a timely manner and on whether or not a public hearing is requested by the residents.

Ms. Lakin reviewed the previous approval for the athletic fields and stadium and the conditions approved by the Commission. Mr. Lee and Mr. Vocelli further discussed the need for an amendment to the wetlands approval with the Commission.

Mr. Kops reviewed the Special Permit & Site Plan application. He noted that the south field is currently natural turf and is proposed to be a knitted nylon synthetic field. Mr. Kops said that the north field will be covered with some type of infill material, but that the type of material was not noted on the proposed plans.

The Commission further discussed the proposed activities in the wetland buffer with Mr. Vocelli and Mr. Lee.

5. Adjournment

A motion to adjourn was made by Mr. Liston and seconded by Ms. Kallenbach. It passed with no dissenting votes.

The meeting adjourned at 7:30 p.m.

Submitted by: _____
Stacy Shellard-Clerk of the Commission