



Town of Hamden
Planning and Zoning
Department

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March 10, 2021, Revised April 7, 2021

MINUTES: INLAND WETLANDS COMMISSION, Town of Hamden, held a Regular Meeting via Zoom teleconferencing technology on Wednesday, March 3, 2021 with the following results:

Commissioners in attendance:

Joan Lakin, Chair
Kirk Shadle
George Schneider
Michael Milazzo
Tim Mack
Lee Campo
Jonathan Clapp
Michael Stone
Kristin Morico
Lauren Wholey

Staff in attendance:

Mark Austin, Town Engineer/Acting Town Planner
Thomas Vocelli, IW Enforcement Officer
Tim Lee, Assistant Town Attorney
Natalie Barletta, Clerk

Ms. Lakin opened the meeting at 7:00 p.m. Mr. Shadle took attendance and there was a quorum. Ms. Lakin went over electronic meeting procedures.

I. Applications

- a. 21-1234** 3656 Whitney Avenue – construction of a mixed-use building
Green Olive Properties Management LLC – Applicant *R 2-03-21*

Mr. Shadle made a motion to move this application to the end of the agenda. Mr. Schneider seconded, and it was unanimous in favor.

John Paul Garcia showcased the revised plans and added that he had staked out the property based on the revised drawings he submitted. Mr. Garcia said he moved the rain garden across the road, and reduced the asphalt. He also showcased the stakes that are flagged and the number on the sheet will correspond with the number on the field.

Mr. Vocelli asked if will be recorded onto the Town of Hamden Land Records. Mr. Vocelli said that this is to address any such caveats that he’s alluded to. Mr. Garcia asked for a copy of what Mr. Vocelli would like to see. Mr. Vocelli said he could send him one. Mr. Garcia thanked him.

Mr. Shadle commented that he would like to thank Mr. Garcia and the applicant for preserving the wetland body in the form of an easement.

Ms. Lakin asked if Mr. Austin he had any comments. Mr. Austin said he had more comments on the Planning and Zoning Commission side versus the Inland Wetlands Commission side.

Ms. Lakin asked Mr. Walters if he had any comments. Mr. Walters said he had no comments, and said he did a good job on the basin.

Mr. Schneider made a motion to table Application # 21-1234 for the construction of a mixed-use building at 3656 Whitney Avenue, pending the completion of site visits by the members and the submission of any additional information by the applicant. Mr. Mack seconded and all were in favor.

b. 21-1235	1656 State Street Rear (a-k-a 180 Park Rd) - Hamden section of East Rock Park	
	Construction of maintenance & storage buildings	
	City of New Haven – Applicant	R 2-03-21

Giovanni Zinn addressed the Commission. He introduced the application last month, and would love to have the Commission on the site to have them in the next week to examine the site to see what's proposed. He added that he submitted revised plans, and had some discussions with the neighbors. Furthermore, he added that the majority of the issues are more related to the general Planning and Zoning application versus the Inland Wetlands application.

Mr. Zinn showcased the plans, and demonstrated the changes. The changes include: drainage structures and pipe runs, the infiltration that run north, adjusted all of the site features, added more curving, and a note to remove invasive species. Mr. Zinn added that he also put in the medallions for the wetlands which is right behind the curb of the existing driveway, and go along the street and fence line, which is roughly at the 50 line. He hopes to increase of impervious is .77 acres, which is shown on the survey and maintenance focused plans. There was also a .4 change in impervious area, and have done everything they could to keep that down as much as possible. He demonstrated where in the two drainage swales, where existing grades are changed and where the grade lines met.

Mr. Zinn then discussed neighbor's concerns about flooding. There was a big request is to address this to make sure that it doesn't clog for a storm. Mr. Zinn said he currently does not have a design to share with the Commission, and welcomed any feedback. The water in drainage basin where it's detained will reach peak flow value in predevelopment condition, and the retaining wall will be away from the wall to the wetlands. He thinks it's likely that they will do a storm sewer in Park Road. There will also be drainage improvements for overtopping the events, which is important for the neighborhoods, and are happy to address them. He also added sheets about utilities, parking lot layout, and took a look at the planting plan for the detention basin, and then construction phasing. The building is demolished on the site, and he wanted to reassure the Commission that they are being good neighbors

Mr. Shadle asked if earthwork is needed on there. Mr. Zinn said that it will require some sort of structure, such as a repurpose catch basin, and he thinks that we have to do something for a pipe while disturbing much of the wetland. This will require some excavation to expose the pipe and bring the

grading on a horizontal surface, and is still open and available. Mr. Shadle asked if there are certain times of the year that it's particularly dry. Based on conversations with the neighbors, Mr. Zinn answered that it's drier in the summer but has not seen it himself. It's a lot of groundwater that is going off of East Rock. Mr. Shadle asked about dewatering activities. Mr. Zinn answered no.

Mr. Schneider asked in terms introduction of the retention basin, would the amount of flow be reduced, and how would it affect the downstream flooding. Mr. Zinn answered yes, and that's not a typical situation, and he would be taking a scientific guess in terms of the percentage of the flow. Mr. Schneider asked if that was the wetland. Mr. Zinn answered no, and added that he doesn't anticipate it, but there might be seasonal times where it doesn't flow.

Mr. Austin asked that in terms of the wetlands side will the pipe be replaced. Mr. Zinn answered that it would be replaced. Mr. Austin asked if the wetlands will be discharged, and does the inlet drop down into it. Mr. Zinn said that he believes that it's going to be a few feet. Mr. Shapiro stated that the pipe is a third of the way down the slope there. Mr. Austin said that stabilization was his concern since the neighbors were concerned and doesn't want any more debris.

Mr. Schneider asked what the possibility of receiving a guided tour is. Ms. Lakin answered that would result in some commissioners not having the same information, which would be a legal issue. Attorney Lee explained that if different groups at different site walks at different times, than everyone will have different information. It was discussed at last month's meeting. Mr. Schneider commented that a map would definitely help. Ms. Lakin asked if it was possible to have a small map of the flags. Mr. Zinn said that he will come up with something.

Ms. Lakin thanked the public attendees for attending the meeting.

Mr. Milazzo made a motion to table Application # 21-1235 for the construction of maintenance and storage buildings at 1656 State Street Rear, pending the completion of site visits by the members and the submission of any additional information by the applicant. Mr. Schneider seconded, and the vote was unanimous in favor.

c. 21-1236 2623 Dixwell Avenue – construction of an addition at the Hamden Middle School
Town of Hamden School Building Committee – Applicant R 3-03-21

Michael Scott, Senior Architect at TKSP studio, addressed the Commission. This is the expansion of the Hamden Middle School that will follow the significant move to take sixth graders out of elementary school and put them into the middle school. This addition will add two additional "houses," and a larger cafeteria. This is the first step of a multi-tiered plan to allow for other educational initiatives.

David Dickson, SLR Designs, showcased the changes, such as the first tier closest to the parking lot and is proposing to take the same shape to adjust it north and by doing so, they have been able to achieve a net gain of 35 parking spots, and additional spaces in the bus loops, and six handicap along the east side of the bus loop. He added that there are minimal changes for drop off and pick up, and the hatched area is replicated as it is existing, and be filing, limited grading, total of the slope and the five foot off of the raingarden area. The anticipated limits of the future raingarden, and 34 trees will be planted in that area.

This will connect back to the existing road to the south and they are respecting the 100 foot setback. He added that the proposed parking spaces fall outside the 100 foot setback.

Todd Ritchie, Milone and MacBroom, addressed the Commission. He demonstrated on the plans where the wetlands were on the property. He added that the property is in the Town Green district and the total acreage is 1.4 acres of that. Of that, they are impacting 2.8 acres and 1.4 acres is within the rain garden outline. As far as storm water management goes, this will tie back into the existing system. He demonstrated where the storm water retention was as well as the detention basins, and added that he will use an outlook control device. All water will continue to flow and discharge within the basin. He added that he analyzed the basin, and the outline of the basin will have an outlook control plate and will have to be replaced. Prior to discharge, there will be a storm water separator to separate sediment and continue to discharge down, and the front drains to the west basin and will add some basins here, and it will discharge to the other side. It does not affect the performance of that basin. They are proposing to have 3 to 1 grading side slopes from the fuel packages, and will be reinforced with control blankets and be planted throughout that area as it's stabilized. The stockpile will be reused and the cut is 4,025 yards, and the net is 1,515 cubic yards of fill. Public works to provide fill. There will be a silk fence that goes around the limits of construction and implement catch basin inserts.

Mr. Ritchie added that he can provide the updated plans that were submitted to the Planning and Zoning Commission as well, and the modelers needed to submit a separate discharge report as they cause backup in that system and separated out in this flow that is across the road and the 200 foot line to the east of the intersection.

Mr. Shadle asked about the proposed stockpile and asked if any removed material will be sitting on existing pavement. Mr. Ritchie said it's going to be repaved. Mr. Shadle said that it's increasing the chance for runoff, particularly if the rain garden is installed, and asked if the impervious surface will be gone by the time they need to use it. Mr. Ritchie said that will most likely be the case. Mr. Shadle explained that he was asking for this in terms of runoff issues, and added that he and thinks it makes sense to have porous materials. A brief discussion ensued about the millings and the slope between Mr. Austin and Mr. Shadle.

Mr. Schneider asked about the impervious. Mr. Ritchie explained that what happens is that they are adding more water and adding what they call higher stage and has more elevation, and by making it smaller, it recuses the flow. Mr. Schneider said that no result in upstream flooding, water retention, etc. Make the numbers be what they are supposed to be, and not a huge difference.

Mr. Clapp asked for a clarification about the rain garden and the addition if one was related to it. Mr. Ritchie answered yes. Mr. Austin explained that the Rain Garden project was put together via a grant around 2014-2016, and the grant was put together and while the initial application was denied, the second was approved. It was planned before the architect had the plan.

Ms. Wholey asked what the total size of the building is. Mr. Scott answered that the overall profile is 27,000 square feet.

Mr. Walters added that he has no additional comments, but was wondering with the rain garden coming in, if the trees are going to be installed in the fill area and asked for a list of those. Mr. Dickinson said he

is proposing oak, maple linden and white fir in that area. There was a discussion of which trees to be planted. Mr. Dickinson added that this is something that they can look at this point.

Ms. Lakin brought up the topic of site walks, and mentioned that things are differently due to COVID-19 and the applicants would not be there to guide them, and asked if the applicant was okay. Mr. Scott reminded the Commission that this will be an active middle school, and the slope is visible from Town Center Park. Mr. Scott added that outside of school hours, parking will not be an issue, and any time after 3 p.m. on weekdays is not an issue, and suggested using the town tennis courts.

Mr. Vocelli said that the edge of grading would be five feet on the edge of the rain garden, and thought that it would be good to have something marked in the field. Mr. Scott said that it could be done, and showcased it on the plans. Mr. Vocelli suggested that the rain garden could be marked. Mr. Vocelli suggested there can be demarcation of the rain garden. Mr. Austin added to let him know what needs to be done, and mentioned that it's going before the Planning and Zoning Commission on March 24, 2021.

Ms. Lakin suggested that Commissioners set up the site walks on their own, and asked for a motion to table this application. Mr. Milazzo made a motion that to table application 21-1236 to allow for a site visit. Ms. Morico seconded, and all were in favor.

II. Other Business:

a. Review February 3, 2021 Meeting Minutes

Ms. Lakin said she had one correction on page two paragraph five to add because “because of COVID-19 recommendations.”

Mr. Shadle moved to approve the minutes with the amendment. Mr. Campo seconded, and all were in favor.

b. Storm water catch-basins

Mr. Vocelli wanted to report that Mr. Walters handed him the materials, and he dropped it off to Ms. Wholey. Mr. Shadle said he will get all of the materials from her, since the Boy Scout will need to use them. Ms. Wholey asked how many materials he will need. Mr. Shadle stated that last month, the Commission wasn't sure of the details, but that he need the maps. Ms. Wholey said she wants to take an inventory first. Mr. Shadle he will contact her about getting the materials.

Mr. Mack brought up the Rock to Rock event, and said he presented this idea of them, but added that he wasn't sure how many storm drains would be left over. Ms. Wholey said that she had 200 medallions. Mr. Walters corrected her by stating it was 500. Mr. Shadle asked when the service day was. Mr. Mack answered April or May. Mr. Shadle said he plans that it's will be in April. Mr. Mack said to have him find out more details and he will keep the Commission up to date.

Ms. Lakin asked if Mr. Schenider wanted to be involved. Mr. Schneider said he would be happy to help with civic organization.

Mr. Walters said that the maps came from Hamden GIS, and did not verify them, and is accurate but not precise. Mr. Austin corrected him by stating that they are reasonably accurate, as the locations are pretty close. Ms. Lakin asked Mr. Austin if it was up to date. Mr. Austin answered yes, and it's a great program. A discussion ensued.

Ms. Lakin said that the Commission is interested in figuring out which areas of town were dirtier than others. Mr. Austin suggested contacting Joe Coello in the Public Works department. Mr. Walters said that once the focus area is focused on, please let him know, and he can make larger maps. Mr. Mack suggested that Town Center Park might be the best place to start for PR purposes.

c. 360 Gaylord Mt. Road --- solar farm update

Mr. Vocelli updated the Commission and said that the pandemic pushed the deadline for a decision. The decision would be rendered in May, and there's discussion of a draft decision during the month of March, and if they decide to approve the solar farm, there is a process for that. That too would have the public hearing.

Ms. Lakin asked for an update on the Slate School. Mr. Vocelli said that public hearing is closed, and the North Haven Inland Wetlands Commission will be deliberating this on March 24, 2021.

d. Charter Revision and the IWC

Ms. Lakin said she contacted Attorney Lee, who said that a letter was written to Mr. Mendick. Attorney Lee said that he contacted Attorney Mendick and told him that the Inlands Wetlands was interested in charter revision to have the ability to have alternates, and would convey to the subcommittee and acknowledge receipt, and can't imagine that they would be unresponsive. Ms. Lakin said that in the meantime, it would be a good time to contact the Town Clerk to tell her to not fill the vacancy, and she gave her suggestions. Ms. Lakin said that after contacting the Town Attorney, she learned that Attorney Mendick did not receive that letter. Attorney Lee said he received an email on February 10, 2021 from Attorney Mendick to thank for the email and will forward it to the clerk. Ms. Lakin stated that the problem is that there are no alternates, and in the to the last charter revision, it was changed to just have 11 members without alternates. There was a discussion at last month's meeting to go back to having alternates. The question is to how to go from the current state, and added that the Town Attorney suggested to do a letter and come up with a plan on how to do that. Ms. Lakin said she'll discuss this with Attorney Lee.

e. Adjournment

Mr. Shadle made a motion to adjourn. It was seconded by Mr. Mack, and unanimous in favor. The meeting was adjourned at 8:39 p.m.

Submitted by: _____
Natalie Barletta, Clerk of the Commission