



## Town of Hamden Planning Department

Hamden Government Center  
2750 Dixwell Avenue  
Hamden CT 06518

May 12, 2021

**MINUTES: INLAND WETLANDS COMMISSION**, Town of Hamden, held a Regular Meeting via Zoom teleconferencing technology on Wednesday, May 5, 2021 with the following results:

Commissioners in attendance:

Joan Lakin, Chair  
Kirk Shadle  
Tim Mack  
Lee Campo  
Jonathan Clapp  
Lauren Wholey  
Michael Milazzo

Staff in attendance:

Thomas Vocelli, IW Enforcement Officer (arrived at 7:05 p.m.)  
Tim Lee, Assistant Town Attorney (left at 7:35 p.m.)  
Natalie Barletta, Clerk

Ms. Lakin called the meeting to order at 7:03 p.m. Mr. Shadle took attendance and there was a quorum. Ms. Lakin went over electronic meeting procedures.

### I. New Applications

- a. 16-1216**      Renewal Request - 2330 Whitney Avenue Rear  
Mixed-use development and hotel at Centerville  
Hamden Hospitality LLC, Owner

Mr. Milazzo recused himself since this was his client.

Tom Dembinski, representative of the Applicant, said that since the project is 90 percent complete, the Applicant wants an extension for two years to complete it. Mr. Dembinski added that his understanding is his drainage is into the wetlands. Mr. Shadle asked if there were any other site changes. Mr. Dembinski answered no. Mr. Vocelli said that the wetland area, which is below the civic space, has been undisturbed. Mr. Shadle wanted to confirm if the wetland was undisturbed. Mr. Vocelli offered assurance that the wetland looks like it has not been disturbed. Mr. Shadle asked about the timeline, and Mr. Vocelli answered that it's desirable to grant a five year extension, even if they are close to completion. There was a discussion about invasive vegetation. Mr. Vocelli said that it can be requested in the minutes that the owners come up with a plan for evaluating and addressing this concern. Mr. Shadle asked Mr. Dembinski if that's acceptable to the client. Mr. Dembinski answered yes.

Mr. Mack moved to approve the renewal of IWC Permit # 16-1216 for a hotel and mixed-use improvements at 2330 Whitney Avenue Rear, subject to the following stipulations:

- 1) The permit shall be extended to April 6, 2026;
- 2) The owner's representatives shall provide the Wetlands Officer with a timeline for installation of the wetland buffer non-encroachment medallions in accordance with the 2016 approval;
- 3) The owner's representatives shall confirm that the drainage discharge point near the eastern wetland has been sufficiently armored with rip-rap in accordance with the 2016 approval so as to prevent erosion and sedimentation.

***Mr. Clapp seconded. The renewal request was approved, with one abstention from Mr. Milazzo.***

## II. Pending applications

- a. 21-1237            2425 Dixwell Avenue – repair of the Shepard Brook culvert pipe  
                          Stuart Margolis – Applicant & Owner's Agent

Mr. Milazzo then rejoined the meeting.

Stuart Margolis, representative of the Applicant, addressed the Commission. He reported that since the last meeting, he got the approval from Sunoco to access its property. He also added that Tony Ciriello and Kishor Patel were there to answer questions. Mr. Walters of the RWA said that he's okay with the project, but added that he wants to be notified if there are any changes. Mr. Vocelli noted that it was in the suggested motion to notify the RWA of any changes.

Mr. Clapp moved to approve Application # 21-1237 for repair of the Shepard Brook culvert pipe under 2425 Dixwell Avenue, subject to the following conditions:

- 1) The Regional Water Authority Senior Environmental Analyst and the Inland Wetlands Officer shall be notified of any changes to the diversion plan and of any de-watering activity;
- 2) The Regional Water Authority Senior Environmental Analyst and the Inland Wetlands Officer shall also be notified at least three days prior to the start of the repair work;
- 3) The project shall be undertaken and completed during low-flow conditions;
- 4) The owner shall engage the services of a consulting engineer throughout the repair and construction work to ensure that all terms and conditions of the approved plan are properly carried out;
- 5) All conditions-of-approval shall be listed on the final revised plan, and all conditions-of-approval shall be incorporated into the body of the plan itself;

- 6) The final revised plan shall be subject to sign-off by the Chair of the Commission or by the Inland Wetlands Officer.

***The motion was seconded by Mr. Shadle, and all were in favor. The application was approved.***

III. Other Business:

- a. Review April 7th, 2021 Meeting Minutes

The clerk read Mr. Schneider's comments on his behalf, as he was not present at the meeting. The comments include: changing it to say "alternate members will be added by attrition as previous members are replaced" on page nine of the minutes, and on page two adding 'is' to make it say "Mr. Garcia answered yes, when the house is taken down."

***Mr. Shadle moved to approve the minutes as amended. Mr. Clapp seconded, and the minutes were accepted, with one abstention from Mr. Milazzo, who was not present at the April meeting.***

- b. Storm water catch-basins

Mr. Walters reported that the Mill River Watershed Association is looking to expand this project to the West Woods Area. Tim Mack led a brief discussion about the Land Trust Day of Service event on April 10, 2021, and 100 medallions were installed in Centerville. Kirk Shadle reported that his Eagle Scout will work in the Spring Glen School area.

- c. Charter revision and the IWC

Attorney Lee updated the Commission about a conversation he had with charter revision attorney Steve Mednick. Mr. Lee reported that they are proposing term limits of 12 years, and having 11 IWC members and three alternates versus nine full members and two alternates. Attorney Lee will re-confirm to Mr. Mednick that the appropriate structure for the IWC is nine members and two alternates. Attorney Lee said that term limits are definitely on the table for this upcoming charter revision. Commissioners briefly discussed their concerns about this revision. It would affect several members of this Commission including but not limited to the Chair, the Vice-Chair, and the Secretary, as well as other land use commissions.

- d. Review site inspection schedule (group inspections and individual inspections)  
There are no site inspections.

- e. 5100 Ridge Road, North Haven – information regarding impact on wetlands in Hamden

Attorney Lee then recused himself from the meeting.

Mr. Vocelli reported that he received an email on Wednesday afternoon from Timothy Hollister, an attorney representing the Slate School. Mr. Vocelli read Mr. Hollister's email verbatim to the Commission. Mr. Vocelli and Ms. Lakin then introduced professional wetlands and soil-scientist George Logan to the Commission. Mr. Logan gave the Commission a presentation asserting that the school

construction project would cause nitrogen overload into Hamden's wetlands and excessive sedimentation into Hamden's wetlands and watercourses.

Mr. Vocelli asked about the distance between the edge-of-disturbance and the edge of wetlands & watercourses in Hamden. Mr. Logan demonstrated this on the plans. Mr. Vocelli asked if it was something under 35 feet. Mr. Logan answered 35 feet is the closest. Mr. Vocelli brought up the concern about a nitrogen overload, and he asked if Mr. Logan's recommended 80-foot buffer would have addressed that concern. Mr. Logan answered that it would help and that it's one solution. Mr. Vocelli asked if QVHD had any comments. Mr. Logan answered that it was indicated that the septic system would be approved. Mr. Vocelli asked if anything was said to the Health District about these reports. Mr. Logan replied that he doesn't think anything was said, and the septic application was approved. He added that the QVHD concern was not wetlands. He also added that he is not sure if the opponents' information was reviewed by the Health District. Mr. Vocelli asked if the construction work will be restricted to North Haven. Mr. Logan answered that it will. There was a brief discussion on how the nitrate was measured.

Mr. Vocelli then outlined options that the Commission has if it deems the alleged adverse impacts on Hamden wetlands to be credible --- it could invite the Slate School to make its own presentation at the next meeting, or it could ask the Slate School to submit an application to the Hamden IWC. He added that the Commission could also stand down and take no action. Mr. Shadle asked if an executive session can be called. Mr. Vocelli answered no, since the Commission is not a party to any lawsuit. He added that joining the opponents' lawsuit as a co-plaintiff would be another option for the Commission, but he questioned the wisdom of suing another municipality.

Mr. Vocelli added that the North Haven Inland Wetlands Commission approved the application on March 24, 2021, and the proposal is currently pending before the North Haven Planning & Zoning Commission. Therefore, if the Hamden IWC wishes to invite the Slate School to an informational session to be held in June, there would be time. Mr. Milazzo said that he doesn't think that it's a good idea to sue another town. Mr. Vocelli agreed. Mr. Shadle said he would like to invite them for an informational session, but he doesn't think that they require a permit. Mr. Milazzo said he agrees, because it comes down to what's regulated and what's not.

Ms. Lakin asked if anyone else agreed. Mr. Clapp asked if Attorney Hollister would be willing to come. Mr. Vocelli said it sounds like he would, and it's a good idea to get the school's side of the story.

Mr. Milazzo moved to invite one representative of the Slate School to the June 2nd IWC meeting to present information regarding construction at 5100 Ridge Road in response to issues raised by George Logan, and to review the effect, if any, that the project would have on Hamden wetlands & watercourses. It was seconded by Mr. Campo. All were in favor.

Mr. Vocelli said he will reach out to Attorney Hollister.

e. Adjournment

***Mr. Milazzo moved to adjourn. Mr. Mack seconded, and all were in favor. The meeting was adjourned at 8:44 p.m.***

Submitted by: \_\_\_\_\_  
Natalie Barletta, Clerk of the Commission

To view the meeting, please click on the following link and observe the instructions when prompted:  
[https://zoom.us/rec/share/O0Xa8vncliqb839r9C2s4Kkxj5W4Xx8s5eHpKR2nEmsPsrPhuqxZOBfo8PA0P\\_8b.f0PHXLifsPVK2t6G](https://zoom.us/rec/share/O0Xa8vncliqb839r9C2s4Kkxj5W4Xx8s5eHpKR2nEmsPsrPhuqxZOBfo8PA0P_8b.f0PHXLifsPVK2t6G)