



# Town of Hamden

Hamden Government Center  
2750 Dixwell Avenue

September 8, 2021

**MINUTES:** The **INLAND WETLANDS COMMISSION**, Town of Hamden, held a Regular Meeting via Zoom teleconferencing technology on Wednesday, September 1, 2021 with the following results:

Commissioners in attendance:

Joan Lakin, Chair  
Kirk Shadle  
Tim Mack  
Lee Campo  
Michael Stone  
George Schneider  
Michael Milazzo

Staff in attendance:

Erik Johnson, Acting Planning and Development Director  
Thomas Vocelli, IW Enforcement Officer  
Tim Lee, Assistant Town Attorney  
Natalie Barletta, Clerk

## I. New Applications

- a. 21-1239**      1530 Dunbar Hill Road – Lot 1  
Construction of a single-family house  
Yamile Valdez, Applicant

James DiMeo, Juliano and Associates, addressed the Commission. It is a single family home on a re-subdivided property. There is a pocket of wetlands, and the current topography is a high point that goes down into the wetland. He is proposing to have the driveway come in an area outside the wetland, and it will “s” into a garage. There is not a lot of site grading, and the property is 27, 540 square feet. He added that the disturbance is limited to underground retention issues and the house itself.

Ms. Wholey asked about the building and the storm water, and Mr. DiMeo discussed the roof drain. Mr. Schneider asked if this was near the corner of Hill Street. Mr. DiMeo answered yes. Mr. Schneider asked if the site was currently vacant. Mr. DiMeo answered yes, and the only development is the rear lot. Ms. Lakin asked when that development was built. Mr. DiMeo answered 1920.

Ms. Lakin asked if the Commission approved the lot in 2001. Mr. Vocelli answered yes, there was an application in the files to create a second lot and to build a second house, but nothing was ever built on Lot One. Ms. Lakin asked if the mylar map was filed in the Town Clerk’s Office. Mr. DiMeo said that it was filed this year, and the online land records did not reflect it. Mr. Shadle asked what type of driveway is proposed. Mr. DiMeo answered gravel. There was a brief discussion of the flow into the wetland.

Mr. Milazzo asked if this was the same as the last approved design. Mr. DiMeo stated that he was not given any of that information.

Attorney Lee stated that he, along with Mr. Vocelli and Mr. DiMeo, should get together to make sure that the mylar map was recorded in the Town Clerk's Office. There was also a brief discussion on lot size and impervious surface.

Ms. Lakin said that the site walk will occur once the issue with the mylar is cleared up, and Mr. Vocelli will be in touch.

- b. **21-1240**            3311 Whitney Avenue et al  
                              Mixed-use development (retail, residential, fueling)  
                              Noble Energy, Applicant

Ms. Lakin stated that Mr. Clapp and Mr. Mack served as review panelists and thanked them for their service.

Engineer James Bernardino addressed the Commission. The property is under contract for the purchase of the land from Quinnipiac University. He demonstrated this on the plans. There was a purchase agreement for 5 lots, and the rear is in close proximity to the Mill River. He stated that he hired a wetlands consultant, who prepared a report. They put wetland flags on the site, and they also located a drainage ditch. The site plan has a pond on and off-site. The flow is going north towards the Mill River. He then highlighted the 100-foot non-disturbance area and the 200 foot review area. The proposed development includes a multi-story building, retail, and second/third floor residential apartments. There will be six multi-product dispensers for gas and diesel products and high speed electrical charging stations. The proposed conditions have a drainage system, catch basin on site, and a water quality unit. He went through the calculations, and noted that he worked with Mr. Vocelli to get wetland medallions, and he reviewed square footage of the impact. Commissioners noted that they were having trouble hearing him.

Ms. Lakin asked if anyone had any questions. Mr. Clapp said he has no questions, but asked about a site walk. Ms. Lakin said yes, there will be one. Mr. Mack asked about the data in relation to the Stormceptor model that was selected, and noted that he has seen something similar with a project in Nova Scotia. Mr. Bernardino answered that he doesn't have that information but can find that out. He noted that there are a variety of requirements by manufacturers for pollutants, and they take the site impervious areas and provide the design area and work with the vendor. There was a brief discussion about the Stormceptor and filtering products.

Mr. Mack asked about remediation plans. Mr. Bernardino answered that there needs to be an inventory of what may be out there on the site, and added that there are invasive species. He also stated that some of the wetlands are on an adjacent property. Mr. Vocelli suggested that it would be a good idea to have the wetlands scientist take a look at the invasive and knotweed situation and prepare a proposal as they see fit, but he reminded Mr. Bernardino that there wouldn't be any decisions about invasive control during the site walk.

Ms. Lakin asked about scheduling the site walk. Mr. Bernardino said he will make sure that he or the wetlands scientist will be available.

## II. Other Business:

- a. Review June 2nd, 2021 Meeting Minutes

*Mr. Schneider moved to accept the minutes, Mr. Mack seconded, and the minutes were approved, with two abstentions from Ms. Wholey and Mr. Clapp.*

- b. Plan review for development proposals

Mr. Johnson addressed the commission. Ms. Lakin introduced him as the Acting Director of Planning and Economic Development. There has been a change where a new position was created which was effective Thursday, August 26, 2021.

Ms. Lakin then asked him to explain the process. Mr. Johnson answered that something that came up with the POCD involved situations where the existing zoning and specific projects don't completely fit. As part of the effort to complete projects efficiently, there have also been discussions on how to incorporate the IWC into the process and to have an early review of proposals. It doesn't make sense for a project to continue only to get interrupted by the IWC regulations. The goal is to find pathways to get things accomplished. An informal review body can identify potential wetland concerns so that surprises during the formal commission review are less likely. The review panel could be a guiding piece in the attempt to move things forward without compromising the commission in any way.

Ms. Lakin then explained that the two-person review panels are informal, separate from the Commission, and in no way bind it. Mr. Johnson said that this will save time, but there will be no assurance regarding any Commission approvals or decisions. This makes sure that issues are addressed upfront and he added that he thinks it's valuable to applicants. Ms. Lakin added that she thinks they are on the right track. Mr. Johnson mentioned that there are several projects already in the works, and he wants consideration of these projects to go smoothly regardless of the ultimate outcome. Ms. Lakin commented that there are a few people she has in mind for this. Ms. Wholey asked what application this will be used for. Mr. Johnson answered that this would be for more complicated developments, and only be for certain ones.

George Schneider volunteered to serve on a review panel and said he will be in contact with Ms. Lakin.

- c. Storm water catch-basins

Ms. Lakin and Mr. Schneider gave a brief history of the project. Mr. Shadle then reported that 100 medallions are left. Mr. Vocelli added that Ron Walters of the Regional Water Authority played a critical role in obtaining medallions. Mr. Vocelli also reported that the catch basins on his street are

properly marked. Mr. Campo showed the commission an article by Tim Mack and said he will send it to Ms. Lakin. Commissioners discussed the next steps as medallions are running low.

d. Charter revision update

Attorney Lee reported that the proposed charter did not pass the Legislative Council, and therefore it is not going to referendum. There is, however, an existing provision that 10 percent of the electorate can sign a petition to the Legislative Council by September 15, 2021. If this happens, the Legislative Council must then decide which sections and issues would be sent to a town-wide vote. Attorney Lee stated that it is possible but unlikely that the Legislative Council would be able to act on this in time for the November election. There would then have to be a special election for the voters to decide on those sections sent to them by the Council.

e. Review site inspection schedule

Commissioners discussed times during the week that would work for them for site walks. Ms. Lakin said she will work out a schedule with Mr. Vocelli and they will let the Commissioners know.

f. Election of Officers

Ms. Lakin asked for nominations for Chair. Mr. Milazzo nominated Ms. Lakin. Mr. Campo seconded the nomination. Ms. Lakin turned the gavel over to Mr. Lee and Mr. Lee called for a vote. All were in favor. Ms. Lakin recused herself. Ms. Lakin was elected Chair.

Ms. Lakin asked for nominations for Vice-Chair. Mr. Schneider nominated Mr. Shadle as Vice-Chair. Mr. Mack seconded the nomination. Ms. Lakin called for a vote, and all were in favor. Mr. Shadle abstained. Mr. Shadle was elected Vice-Chair.

Ms. Lakin asked for nominations for Secretary. Mr. Campo nominated Mr. Milazzo. Mr. Stone seconded the nomination. Ms. Lakin called for a vote, and all were in favor. Mr. Milazzo abstained. Mr. Milazzo was elected Secretary.

g. Adjournment

***Mr. Milazzo moved to adjourn, Mr. Clapp seconded, and all were in favor. The meeting was adjourned at 8:16 p.m.***

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