

Inland Wetlands Agency

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APPROVED MINUTES

**Canoe Brook Senior Center, 11 Cherry Hill Road, Branford, CT
Thursday, May 11, 2017 at 7:30 PM**

Present: Peter Bassermann, Suzanne Botta, Richard Greenalch and James Sette.

Absent: John Rusatsky, Jim Goggin, Merle Berke-Schlessel, Sandra Kraus, Eric Rose and Rick Ross.

Staff Present: Enforcement Officer Diana Ross and Inland Wetland Assistant Jaymie Frederick.

Chairman Bassermann called the meeting to order at 7:33 PM. All commissioners present were seated.

APPROVAL OF MINUTES:

Comm. Greenalch motioned to approve the minutes of the April 13, 2017 meeting. Comm. Botta seconded. Motion passed unanimously (4-0-0).

Comm. Botta motioned to approve the site walk minutes of May 4, 2017. Comm. Greenalch seconded. Motion passed unanimously (4-0-0).

APPLICATIONS FOR RECIEPT:

IW#17.05.02 – 15 Hannah Dr – installation of an 18ft round above ground pool

Nicole Esposito of 15 Hannah Dr presented that she is looking to put an aboveground pool in her backyard. There will be minimal grading around the pool.

Commission determined that the Inland Wetland Agent can handle the application administratively.

IW#17.05.03 – 82 Mill Plain Rd – replace wooden deck with concrete slab

EO Ross stated that this is just for receipt, will hold off until next month.

IW#17.05.01 – 998 West Main St – proposed parking expansion

Jim Pretti, with Criscuolo Engineering, was present representing the property owner. The proposed infiltration trench is designed for the first inch over the new proposed parking surface. The proposed parking area is processed stone. The parking lot currently has no real drainage design. The drainage trench is about 18ft from the wetland and will be limited from encroaching on the wetland via an existing fence on site at the rear edge of the proposed storage area. Material will be removed from the site right away. The basin will be grassed.

Commission determined that the Inland Wetland Agent can handle the application administratively.

BRIW#17.05.04 – 185 Damascus Rd – Walsh Intermediate School renovation & addition

Michael LoSasso, with Antinozzi Associates, joined by Antonio Di Camillo with Stantec, the Civil Engineers for the project. Current facility footprint is approximately 140,000 sqft and is located on about 27 acres, some of which is impacted by the 500 year floodplain and wetland areas.

A. Di Camillo stated that they are going to install two new parking lots, sidewalks, planting improvements, lighting and stormwater management system. They will replace two existing outfalls, install two underground retention systems that will infiltrate into the water table and two bio-retention areas which are shallow depressions with plantings. Hydrodynamic separators will clean the runoff upstream of the retention system. Phase I will be: installation of erosion control measures, two temporary parking lots, demolition of a portion of the building, construction of the academic wing and some utilities and parking will be done. Phase II is the demolition of the rear portion of the building and construction of the remaining site elements. Actual impact to the wetland is about 140sqft, located at the two outfalls. This is the footprint of the pipe and culvert end that will be removed. They will put sand bags in around the area to protect the wetlands and they have details on

dewatering processes. They will need a general stormwater permit from DEEP. They will have a stormwater pollution prevention plan, will have to do weekly inspections and monthly stormwater monitoring. They are significantly reducing peak flows and volumes. Work within wetlands is fairly minimal and they expect improvement in water quality in water getting to the wetlands.

Comm. Botta asked what impact the reduction in flows might have on the wetlands.

A. Di Camillo stated that majority of the water does get piped and to the wetlands. They are reducing peak flows and infiltrating into the ground; it is just getting to the wetlands slower. A majority of the roof runoff will go into the underground retention system.

Comm. Botta asked if there is a snow management plan for placement of snow.

A. Di Camillo stated he doesn't think so. There is a decent amount of space in the islands and lawn strips. Half of the parking lot sheets directly into the bioretention area. Pointed out stockpiling area. The temporary parking will have a bioswale so that water that runs off the parking will get some treatment. Temporary parking is about 130ft from the wetland. The temporary parking will be bituminous because it needs to be in place for two years.

Commission continued to the next meeting.

VIOLATIONS:

Notice of Violation: 113 Flax Mill Rd (Continued) – clearing in upland review without a permit

Commission asked EO Ross if she has any recommendations.

EO Ross stated that there should be plantings along the watercourse to provide a buffer and along the back where there was a trail. Shrubs should probably be 3ft, trees 1.5-2 inches.

Comm. Botta stated that the goal is to have the site restored and to have stabilization. Without a permit the site goes back to existing conditions as much as possible.

Commission discussed putting shrubs along the watercourse, maybe 4-5 large caliber trees along the back. Plantings should be native and ideally fast growing. Diana can confirm whether plantings are appropriate prior to planting/purchase. Maybe some native seed mix. Commission wants to see the plan but he can start planting after confirming plant selection with EO Ross. The Commission will confirm whether the plan is sufficient and track progress until site is stable.

Joe Genua, of 85 Flax Mill Rd, asked if this would make conditions at his site worse and what his recourse is if water runoff onto his property is worse.

Comm. Botta clarified that he was having problems before this, possibly related to other activities.

EO Ross overviewed that the violations abutting the 85 property have been resolved. Activity on 113 didn't alter the grading much. The best thing to do is get vegetation in to slow the water down.

OLDBUSINESS:

IW#17.03.01 – 4 Hickory Hill Ln – drainage alterations

Michael Daddio, owner of 4 Hickory Hill Lane, passed out existing conditions and the new plan.

They have extended the rip rap, to 6ft wide and deep, can't go further without impacting trees. He is getting water from the left property line; proposes to extend the drainage pipe to catch that water.

EO Ross stated that it is not clear where the property line is.

M. Daddio stated the property line is about 2ft beyond the rip rap. Everything proposed is on his property.

Comm. Botta motioned to approve IW#17.03.01, 4 Hickory Lane drainage alterations, with the condition that the property line be added to the submitted improvement plan dated May 2nd, 2017.

Comm. Sette seconded. Motion passed unanimously (4-0-0).

IW#17.03.03 – 101 & 115 North Branford Rd – Proposed Industrial Building

Mike Bennet, from Bennett & Smilas Associates, with him is Lawrence Coassin, property owner and David Held, project Engineer. The project is 4.1 acres. There are 13 structures currently on site that will all be removed, closest current structure is 14ft away from wetland. Site formerly used as a farm

with cultivated fields. Proposing to construct industrial building with 63 parking spaces. There is a 208sqft area they are proposing to fill. Passed out an alternative plan with a retaining wall instead of the direct wetland filling and photos of the area of wetland they are considering filling. The retaining wall is 56 feet long, 4-6ft in height, and would be constructed of precast blocks.

David Held, Professional Engineer with Provost and Rovero, reviewed the existing drainage patterns. They are mimicking the existing drainage patterns. The site will sheetflow into vegetated swale and four water quality basins around the site. Basin 4 also provides compensatory flood storage. The basins have a broad rip rap spreader so that there won't be any erosion problems. Proposing turf reinforcement mats to protect against more significant flows entering basins 1 and 2. Stormwater on site focused on water quality; detention on the site would exacerbate flooding conditions. Peak flows would increase in larger storms. They are retaining the first inch and a little more. The test pits do show that the site does lend to infiltration which they didn't account for in their calculations. Stormwater off the roof will be piped into the water quality basins. Management is minimal; monitoring, clean out as necessary and may need to be replanted if vegetation is disturbed. Low maintenance seed mix, mowing should be 2-3 times a year.

EO Ross stated that it looks like there is a lot of vegetation in the swales.

D. Held stated that the shrubs and trees will be planted on the side of the swale. The plants are required for the town zoning regulations.

EO Ross stated that since plants are in the swale conveying storm water, all plants should be native.

M. Bennett stated that they landscape architect can work with Diana on the plant list. The landscape architect will also be overseeing the invasive species removal.

Comm. Botta asked if there is a snow storage area.

D. Held stated that there is no area called out. Snow would probably be pushed out where there is no curbing. Areas where snow is easily pushed off will melt to the basin areas.

Comm. Botta asked if the transition to the wall would remove direct wetland impact.

M. Bennet stated that it would.

Comm. Botta stated the general statutes and the Commission's regulations do not discern pretty wetlands from non-pretty wetlands. It is not good for the Commission to codify filling of wetlands when not necessarily for what is perceived aesthetics.

M. Bennet stated that they are willing to construct the wall. They would remove the visible trash in the area. Stated that work by wetland would be by hand whenever possible. The invasive species work will be supervised by the landscape architect.

D. Held stated there are no specific stockpiling areas. Topsoil will be removed as it is striped off. What is required for landscaping will be minimal. Not much in way of invasives for the basin areas. They will have an excess of topsoil on site so they can be selective as to what topsoil is kept.

Comm. Botta stated that stockpile with sediment and erosion controls should be added to the plan.

EO Ross stated that the sycamore may be impacted by the grading; they may want to consider removing it.

Bill Horne, 246 Pleasant Point Rd, submitted a map showing the location of the Land Trust property behind the site. The whole site is very flat. The Land Trust's general concern is protecting water quality. The Land Trust wants to make sure there isn't excessive use of deicer.

Comm. Botta motioned to approve [IW#]17.03.03, 101-115 North Branford Rd, with the following conditions: that the non-native plants be removed from the planting list; that there be an annual inspection of the plantings, which are to be submitted to the wetland office for five years; that the amended plan containing the retaining wall be included in lieu of the proposed fill, that the seed mix for the water quality basin needs to be overseen by the landscape architect, inspected the second year and reseeded if necessary; the landscape plan needs to include mowing schedule for the basins of approximately twice a year with the goal of limiting mowing and shall be consulted with wetland office; the wetland quality basins are to be inspected and cleared of debris, salts, sands, floatables as much as possible, approximately mid-March, and is to be added to the plan; the

location of stock piles should be added to the plan. Comm. Greenalch seconded the motion. Motion passed unanimously (4-0-0).

IW#17.03.04 – 48-86 Tabor Drive – Solar City 1,312.11 kW (DC) / 960 kW (AC) solar photovoltaic (PV) project

Matthew Gustafson, present with Solar City. Quickly went over basics of the project as presented at the last meeting. Mitigation plan (for upland review area impacts) is to replace invasive scrub-shrub with native seed mix. There will be a project environmental compliance monitor that will oversee installation of sediment and erosion controls, the wetland protection plan and the seeding and stabilization of the site during and post construction. New plans have been submitted to show that the contaminated soil pile will not be touched and added a callout for contractor to make it clear that the pile should not be touched.

Commission asked about the heat generated by the solar panels.

M. Gustafson stated that the thermal gain in the receiving water is negligible. Water is not sitting on the panels, it is running off. There is not as much thermal gain when there is cloud cover.

M. Gustafson stated that as part of the wetland and vernal pool program they will issue reports for each inspection and a final inspection once the site is stable. Reports are issued to the client include project status, whether there are any actionable issues and if so what those actions would be.

EO Ross affirmed that she would like to receive these reports as well.

Comm. Botta motioned to approve IW#17.03.04, 48-86 Tabor Dr. Solar City, with the condition that all reports be shared with the wetlands office upon completion, plans submitted 5/11/17 are the approved plans. Comm. Sette seconded. Motion passed unanimously (4-0-0).

OTHER BUSINESS:

Training: Chairman Bassermann stated that the Town Attorney suggested that the IW Agent put together a couple bullets on what the training would cover and he will negotiate with a number of land use attorneys to see if they can get a flat fee for training. Will try to see if the June meeting can be used for that purpose. Commissioners should any comments they may have to Diana. Topics raised by the Commissioners at meeting include: reasons for a decision, the aspect of time from wetland impact to decision, what is extraneous information and possibly public hearings.

AGENT APPROVALS:

IW#17.04.02 – 10 Fitzgerald Lane – residential addition

This permit has been issued.

IW#17.04.01 – 171 Stony Creek Rd – re-grade yard

EO Ross stated that she is waiting on a plan that shows the additional silt fence. The owner has been working on the plantings that did not survive. She will approve the application with the revised plan as a condition of approval.

CORRESPONDENCE & ANNOUNCEMENTS:

Commissioner Merle has resigned the Commission due to a scheduling conflict that will not allow her to attend on a regular basis.

ADJOURNMENT: Comm. Botta motioned to adjourn the meeting at 9:32pm. Comm. Sette seconded. Motion passed unanimously (4-0-0).

Respectfully Submitted



Jaymie Frederick, Inland Wetland Assistant