

**MINUTES OF THE REGULAR IWWC MEETING
MARCH 3, 2020**

Present: Chairman Samantha Marone, Dwayne Xenelis, Karl Gelotte, Mike Engels and IWW Enforcement Officer Heidi Wallace.

1. CALL TO ORDER:

The meeting was called to order at 7:01 p.m. by Chairman Samantha Marone.

2. PUBLIC COMMENT PERIOD: None.

REGULAR BUSINESS:

A. Minutes of the Previous Meetings: Regular Meeting 01/7/2020:

Upon a motion by Mike Engels, seconded by Karl Gellotte, it was:

VOTED: Unanimously to approve the minutes of the 01/01/2020 Regular meeting as amend.

B. Chairman's Comments: None.

C. Correspondence: Copy of the most recent Zoning Commission Meeting Minutes.

D. Staff Report: Distributed and discussed.

E. Commission Member Reports: None.

F. Bills:

Upon a motion by Dwayne Xenelis, seconded by Mike Engels, it was:

VOTED: Unanimously to approve payment of the following bills:

Hartford Courant - \$31.54 (December Legal Notice of Decision)

WB Mason - \$22.98 (Office Supplies for Secretary Kelemen)

Katie Kelemen - \$81.21 (Secretarial duties for January)

Robinson & Cole - \$1,016.68

Hartford Courant - \$38.18 (January decision notice)

Robinson & Cole - \$720.00

PUBLIC HEARING:

1. Kirtland Street, 26 & 32 Kirtland Street, 1572 and 1594A Boston Post Road, Assessor ID Map/Lots 177/122, 181/001, 181/002, 181/003, 181/006, 181/003 – construction of multi-family units, construction of an access drive, parking and walkways, drainage system including piping, outlets and a retention basin, construction of a fitness trail, importing of soils materials to raise surface soils elevations to finish grades:

The legal notice was read into the record by Chairman Marone. Engineer Al Wolfgram was present, as well as applicant Claudio Marasco, Soil Scientist Bob Russo and Landscape Architect Whitney Talcott. Mr. Wolfgram stated they are proposing 4 multi-family units that will be 1 to 2 bedrooms. The property is located on the north side of Boston Post Road and Kirtland Street. 5 of the lots are PRDD. The existing use is 2 residential structures, and auto repair shop and a barn. The barn will stay and be used as a maintenance shed while the 2 residential dwellings will be removed. Engineer Bob Russo went over the delineated wetlands, existing conditions and possible impacts to the wetlands. The west side of the property is a higher elevation and drainage goes from west to east. There are 3 different wetlands located on the property. Wetland 1 is on the east side and is a forested wetland, Wetland 2 is on the north side and the water ponds and then connects to the eastern wetland and wetland A is a wooded swamp but it is not an aquatic habitat, therefore, there are no known threatened species located in this wetland.

Mr. Wolfgram gave a history of the property and then went over what is being proposed. The roadway will be “One Way” and they are also proposing a fitness trail. All utilities will be off Kirtland Street. The drainage program was based on the storm water management plan that was submitted with the application. Currently there are 3 drainage patterns that drain west to east. Post development there will be central detention basins and rain gardens. Post-development run-off, volume and flow rate will be less than pre-development. The proposed drainage systems will allow the wetlands to function as wetlands. All drainage will be filtered and will flow back into the ground. The proposed erosion and sedimentation controls will be in place so that nothing will be able to flow off site. There will be 2 construction entrances for vehicles, 1 off Boston Post Road and 1 off Kirtland Street. Mr. Wolfgram stated the application was approved by the Conservation Commission with the agreement that 22% of the property will be open space. Soil Scientist Bob Russo stated that there will be no direct impacts to the wetlands and there will be no fillings or crossings. Clearing of vegetation is proposed. Landscape Architect Whitney Talcott went over the proposed plantings on the site. There will be a buffer to the south and they will leave the existing buffer to the properties that are located to the north. They will be planting new trees and native grasses. Mr. Talcott went over the proposed rain gardens, including the basins. He also went over the management plan. Mr. Wolfgram stated that he met with the Towns reviewing consultants on 2/26/2020 and is waiting for a draft letter of questions, recommendation and concerns. They expect a response by prior to the next meeting.

At this time, the floor was opened to the public to speak for or against the application or to ask questions. The following members of the public spoke:

1. Julie Barrett of 27 Kirtland Street stated that she would like the proposed plans to be sent to her electronically. Mr. Wolfgram stated that she could go to Ciel in Old Saybrook to pick up a copy of the plans.
2. Sandra Wier of 20 Stone Hedge Road stated that there are already flooding problems from the wetlands and is concerned this will make matters worse. Mr. Wolfgram stated that they are actually reducing the amount of water. Ms. Wier asked if there would be a buffer between the applicant's property and Stone Hedge Road. Mr. Wolfgram stated that a 25' buffer is required between any residential properties.
3. Tim Stino of 27 Stone Hedge Road stated that there is already a wicked mosquito problem in the area and he is also concerned about some of the dead trees in the area. Mr. Wolfgram stated they will be removing some of the trees. As far as the wetlands, they will be maintained as functioning wetland, so there will be no change.
4. Sheila Robertson of 33 Stone Hedge Road asked where the septic system would be going. Mr. Wolfgram stated there will be 3 septic systems and pointed out on the map where they will be located.
5. Barbara Stotler of 35 Stone Hedge Road asked if the proposal will anyway be connected to Stone Hedge Road. Mr. Wolfgram stated that it will not.
6. John Barret of 27 Kirtland Street asked what was the difference between a retention basin and a rain garden and whether there would be fences around either of them. Mr. Wolfgram went over the difference of the 2 and stated that there will be no fences.
7. Barbara Stotler of 33 Stone Hedge Road asked where exactly the fitness trails would be located. Mr. Wolfgram showed the location on the map.

Commission Member Dwayne Xenelis asked what the groundwater level was. It was stated that it is approximately 20' below the surface. It was further stated that the bottom

of the basins goes down to the groundwater level. Mr. Xenelis pointed out that the drains must be drained within 72 hours if it doesn't drain naturally. Mr. Wolfram stated that there will not be any overflow and that any water would infiltrate into the ground, but emergency overflow maintenance was shown on the plans. Mr. Xenelis stated his concern about the closeness of the basins to the groundwater level. Mr. Wolfgang stated that all the drainage is covered – Kirtland Street will be all gravel. The inner loop will be paved 16' wide (One Way) and gravel will be used for the parking areas. Commission Member Karl Gellotte asked that when the rain garden was dug, will they add more pervious materials on the bottom. It was stated that the appropriate material would be on the bottom of the raingarden to improve drainage. Chairman Martone asked who will be maintaining the basins and raingardens. It was stated that they will be maintained by the homeowners association that will be created.

Upon a motion by Dwayne Xenelis, seconded by Mike Engels, it was:

VOTED: Unanimously to continue the Public Hearing for this application to the April 2nd, 2020 IWWC Meeting at 7:15 p.m. in the Multi-Media Room at the Mulvey Municipal Center.

3. OLD BUSINESS:

None.

4. NEW BUSINESS:

1. Hunters Ridge Drive, Assessor ID Map 162, Lot 13 – single family residence, garage and septic in upland review area:

Attorney Steven Sheehan was present representing the applicant. It was stated that this parcel is from a 1973 sub-division and is the only remaining lot. Mr. Sheehan stated that the "wetlands" on the property are not natural wetland soils. There is a storm water drain in the northeast corner of the property that caused this man-made wetland. There does not seem to be an easement for the drainage pipe on the original plans. The property is ½ acre and was originally approved for a 1,200.00 square foot 3-bedroom home. The applicant is trying to move the home as far away from the wetlands as possible and they are proposing a smaller home than what was originally approved. Dwayne Xenelis stated that the property owner should probably make sure the drainage pipe is connected to a drainage system.

Upon a motion by Dwayne Xenelis, seconded by Mike Engels, it was:

VOTED: Unanimously to accept the application for Hunters Ridge.

REGULAR BUSINESS:

G. Elections:

Upon a motion by Mike Engels, seconded by Dwayne Xenelis, it was:

VOTED: Unanimously to seat Samantha Marone as Chairman of the Commission.

Upon a motion by Mike Engels, seconded by Karl Gellotte, it was:

VOTED: Unanimously to seat Dwayne Xenelis as Vice Chairman of the Commission.

Upon a motion by Karl Gellotte, seconded by Dwayne Xenelis, it was:

VOTED: Unanimously to seat Mike Engels as Secretary of the Commission.

Adjournment

Upon a motion by Mike Engels, seconded by Karl Gelotte, it was:

VOTED: Unanimously to adjourn at 8:43 p.m.

Respectfully submitted:

Kathleen H. Kelemen, Secretary