

**MINUTES OF THE REGULAR IWWC MEETING  
JANUARY 8, 2019**

**Present:** Chairman Samantha Marone, Dwayne Xenelis, Mike Engels, David Stein, Bruce Chappell, John Leake and IWW Enforcement Officer Heidi Wallace.

**1. CALL TO ORDER:**

The meeting was called to order at 7:00 p.m. by Chairman Samantha Marone.

**3. OLD BUSINESS:**

**1. 1935 Boston Post Road, Assessor Map 180, Lot 114 – application for construction of multi-unit housing development, commercial office building and associated parking in the upland review area:**

Will be handled after the Public Hearing for this application.

**2. 17 Economy Drive, Assessor Map 182, Lot 055 – single family residence, deck, garage and associated grading in the wetland; and garage, sanitary system, driveway and grading in the upland review area:**

There is a Public Hearing scheduled for February 5, 2019 for this application.

Upon a motion by David Stein, seconded by John Leake, it was:

**VOTED:** Unanimously to table this application until after the schedule Public Hearing.

**4. NEW BUSINESS:**

**1. 271 Old Kelsey Point Road, Assessor Parcel ID 193/055 – installation of a 12'x20' shed on crushed stone base in right rear of property:**

Ian Sveilich of Waterview Landscaping was present representing Applicant Robert Bosco. They are proposing to put up a 12'x20' shed on crushed stone in an area that is 23' from the wetlands. This will be a pre-built structure that will be brought in and will only be used for extra storage space. The wetlands have been flagged and a report was received from Davison Environmental. Upon a motion by David Stein, seconded by Mike Engels, it was:

**VOTED:** Unanimously to accept the application for 271 Old Kelsey Point Road, as presented.

**2. PUBLIC COMMENT PERIOD:**

Damien Ranelli asked what the proper procedure was for notification of a public hearing. It was stated that any property owner within 200' of a property that a public hearing is to be held. Mr. Ranelli stated that he did not receive notification regarding the public hearing scheduled tonight for 1935 Boston Post Road.

**REGULAR BUSINESS:**

**A. Minutes of the Previous Meetings: Regular Meeting 12/4/18:**

Upon a motion by John Leake, seconded by Bruce Chappell, it was:

**VOTED:** Unanimously to approve the minutes of the Regular Meeting of 12/4/18, as distributed.

**B. Chairman's Comments:**

Chairman Marone reminded all members to go look at 17 Economy Drive before the public hearing scheduled for February 5, 2019.

**C. Correspondence:** None.

**Public Hearing:**

**1. 1935 Boston Post Road, Assessor Map180, Lot 114 – application for construction of multi-unit housing development, commercial office building and associated parking in the upland review area:**

The Public Hearing for 1935 Boston Post Road was opened at 7:15 p.m. Chairman Marone read the Legal Notice into the record. Attorney Ed Cassella, Engineer Joe Wren and Applicant Scott Desmond (Bocca-Des Properties, LLC) were present. Attorney Cassella stated that this project is in conjunction with VISTA and they are proposing 20-unit condo development which will be known as Settlers Place. This property is located next to Settlers Landing at 1961 Boston Post Road, which is the same type of development that was constructed 2 years ago. The condo's will be purchased and lived in by VISTA Members only. They have been working with IWW Enforcement Officer Heidi Wallace and other Town Staff. There are wetlands located on the southern portion of the property. A landscaping plan dated 8/8/18 was submitted into the record.

Engineer Joe Wren stated that he has sat down with some of the residents in the area on 2 different occasions and they have tried to address their concerns. Currently on the property are individual buildings that were originally used as cabins for weekly rentals, but they have turned into year round occupancy. The proposal is to completely remove all existing buildings and build the 2 buildings for the condo complex. There are wetlands located off the property on the north side of Boston Post Road, but there will be no activity in this area. The proposed septic is outside the 100' review area. They will have 1-20' wide driveway on the property. They will be decreasing the amount of impervious surface by using some pervious pavers. There will be a storm water drainage infiltration basin with concrete galleries. The peak Run-off rate will actually be reduced from what currently exists. There will be 2 catch basins with underground galleries to the infiltration basin. This proposal is actually a great improvement to the property. The infiltration basin will retain 2" of run-off. The Project Engineer will monitor the site during construction. All utilities will come from Boston Post Road. The Public Water lines will come from Waldron Drive. A separate plan for sedimentation and erosion control was submitted. At this time, there are no outstanding comments from the Commissions Engineer. For landscaping, they are proposing 2914 plants which will be mostly to re-vegetate the wetlands. Again, this is a major wetland improvement to what currently exists. IWW Enforcement Officer Heidi Wallace requested that more details regarding the de-watering be added to the plans. It was stated that the basin is not a wet-bottom basin and will be dry most of the time so they need plants that will survive both wet and dry conditions. They will be using mostly a conservation seed mix. The proposed maintenance plan was discussed. Applicant Scott Desmond is currently working with Connecticut Water Company regarding access to the public water system.

A letter from Nathan L. Jacobson & Associates, Inc. dated 1/4/18 was read into the record.

Attorney Cassella stated that as far as feasible and prudent alternatives, there aren't any. This is the best scenario and anything else would not be beneficial to the site. They are drastically improving the wetland and buffer area.

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

1. Damien Ranelli of 43 Chapman Beach Road stated that he feels that a great alternative would be to make the development smaller than 20 units. He is worried about additional flooding to his property. Since the development at 1961 Boston Post Road he constantly

has 6-8" of water in his basement and he cannot use his yard because it is always wet. There are concerns with his septic system as well. He feels that the Commission really needs to look at the impacts to the wetlands as a whole. He feels that 1961 Boston Post Road is a complete failure and is afraid that this proposal will be the same thing and will cause a lot of damage to surrounding properties. He stated that this property constantly has standing water and the property owner has brought in wood chips so that cars can park on the property. We really need to protect our wetlands.

2. Charlotte Crawford of 120 Waldron Drive has stated that since the development of 1961 Boston Post Road her backyard is completely destroyed. Her property is always wet and muddy and she can no longer do any gardening. The new owners don't empty the pond on the property so all the neighboring properties are always flooding. She stated that she is very disappointed in what the town has allowed to happen with Settlers Landing at 1961 Boston Post Road.
3. Andy Calderoni of 81 Chapman Beach Road stated that his property is one of 20 properties that abuts the wetland area. He feels that the Commission has to consider the whole picture and the affect these developments are having on the neighboring properties.
4. Michael Zubretski of 65 Chapman Beach Road stated that there is no exaggeration to the complaints about the affect the development of Settlers Landing has had on the neighboring properties. He stated that he doesn't object to the application, but there have definitely been some problems.
5. Damien Ranelli of 43 Chapman Beach Road stated that he has tried to work with Engineer Joe Wren, Attorney Ed Cassella and Scott Desmond, but they have not been able to work things out
6. Marlena Whaley of 118 Chapman Beach Road stated that the District of Chapman Beach put together a committee to review all the proposals and that they hired their own private Engineer. The Engineer and the Committee feel this proposal is a betterment for the District.

Engineer Joe Wren showed a drawing (#3030, dated 8/2//12) of Damien Ranelli's property from 2012. The plan shows the wetlands that were flagged by Soil Scientist Richard Snarski. Mr. Wren stated that he feels that Mr. Ranelli's flooding issues have nothing to do with the development of 1961 Boston Post Road. Mr. Wren further stated that he had met with Mr. Ranelli to address his concerns. It was stated that the weather in the last 2 years have been very wet and rainy. Mr. Wren stated that the property for this proposal is already developed and what they are proposing will improve the site. As far as the cleaning out of the stream, this is supposed to be done by Department of Public Works. This application has been reviewed by the Commissions Engineer as well as the Engineer hired by the District of Chapman Beach. Both Engineers have signed off on this project. All the neighbors of this project have been updated via emails to keep them in the loop. The current septic system in not compliant to today's standards and they will be updating the septic which will also improve the conditions on the site. This proposal will improve the ground water quantity and quality. The proposal of 20 condos is actually a decrease of what already exists on the property.

Damien Ranelli of 43 Chapman Beach Road submitted copies of correspondence regarding the problems that he has been having on his property and he stated that the problems started long before the wet/rainy weather. Engineer Joe Wren stated, again, that the Town Engineer has approved this proposal. The Engineer hired by the District of Chapman Beach was hired to

represent their properties and he approved the plans. Both outside Engineers looked at the area as a whole, not just the one property.

Attorney Cassella stated that the storm water quality and quantity will be greatly improved, plus the proposed landscaping will be a huge improvement.

Chairman Marone read 9 pieces of correspondence into the record that was submitted by Damien Rannelli earlier in the Public Hearing.

Upon a motion by Dwayne Xenelis, seconded by David Stein, it was:

**VOTED:** Unanimously to close the Public Hearing on the application for 1935 Boston Post Road.

### **3. OLD BUSINESS:**

#### **1. 1935 Boston Post Road, Assessor Map180, Lot 114 – application for construction of multi-unit housing development, commercial office building and associated parking in the upland review area:**

David Stein stated that he is concerned about the neighboring properties. Other members pointed out that the application is compliant with all State Codes and Wetland Regulations and is the best feasible proposal which will be improving the property.

Upon a motion by Dwayne Xenelis, seconded by Bruce Chappell, it was:

**VOTED:** Unanimously to approve the application for 1935 Boston Post Road because the applicant has demonstrated that this proposal is an improvement to what currently exists on the property, with the following stipulation:

1. De-Watering details to occur during construction be added to the plans.

### **REGULAR BUSINESS:**

#### **D. Staff Report:**

Distributed and discussed.

#### **E. Commission Member Reports:**

Bruce Chappell stated that he noticed that there are a lot of new trees down at the old art gallery property. Heidi Wallace stated she would go look at the property.

#### **F. Bills:**

Upon a motion by Dwayne Xenelis, seconded by John Leake, it was:

**VOTED:** Unanimously to approve payment of the following bills:

Katie Kelemen: \$91.98 for December Secretarial duties.

Hartford Courant: \$100.54 – Legal Notices

W.B. Mason: 6.90 – Office Supplies

#### **G. Adjournment**

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

**VOTED:** Unanimously to adjourn at 9:15 p.m.

Respectfully submitted:

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Kathleen H. Kelemen, Secretary