

MINUTES – REGULAR MEETING
SEYMOUR INLAND WETLANDS COMMISSION
MONDAY, NOVEMBER 24, 2014
NORMA DRUMMER ROOM, SEYMOUR TOWN HALL

Members in Attendance: Steve Plotkin, John Conroy, Lisa Andrzejewski

Member Absent: Kevin Stanis

Also Present: Peter Jezierny, Wetlands Enforcement Officer

Chairman Plotkin called the meeting to order at 7:30 p.m.

Site Plan 144 Grand Street

Mike Horbal was present for the applicant. Mr. Plotkin stated that the members have done a site walk. Mr. Horbal stated that the applicant wants to remove the existing building that has been condemned which is right adjacent to wetlands. He wants to build a new garage on the property. He submitted the application and fee. He also presented revised maps to make it clearer as to what they want to do on the property. He stated that they have labeled items that were previously questioned by the Commission. He stated that all disturbed areas will be loamed and seeded and the temporary sedimentation and erosion control materials will be removed. In addition to that they also added details where the roof drainage and gutters were going to go. There are some leaders on the south side of the building and at the bottom of the leaders there will be a detailed splash pad. The members reviewed the plans and were concerned with how the building was going to be taken down and not impact the wetlands. Mrs. Andrzejewski stated that the Commission could approve a plan with some conditions to make sure that there will not be a situation where the wetlands are impacted. She stated that the Commission would like to see some alternatives to propose to minimize the impacts to the wetlands. Mr. Horbal stated that the footprint of the new building is smaller than the footprint of the old building so that the amount of runoff might actually be decreased. The Commission also reviewed the plans for the proposed building. Mr. Horbal stated that he understands the concerns of the Commission and as long as the applicant is aware of the concerns and monitors the stability of the wall while he is removing the other building. Mrs. Andrzejewski stated that based on the experience and knowledge of the Commission it is obvious that the wall is going to fall at some point. Mrs. Andrzejewski stated that it is the feeling of the Commission that this activity is going to create a significant activity into the wetlands unless proper precautions are put into place. She stated that they can discuss some of the alternatives and modifications so that there is a plan that can be approved and works. She also stated that there are some trees that can be removed and suggested having them marked off and have the engineer look at far the wall should go. This will be an improvement to the property but needs to be done properly. Mr. Horbal stated that the Commission would like to see some more details and also the retaining wall

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extended to some point. He asked if the Commission also wants to see a demolition plan. Mr. Horbal asked if the application is being accepted and tabled until they come back with some engineering report and a demolition plan. The item will be tabled.

Subdivision – 23-25 Jacko Drive

Mr. Horbal stated that he added notes so that the Commission is assured that after the road is built and the storm drainage is put in, the Commission will still have the responsibility of approving individual lots. Mrs. Andrezejewski asked about the storm water management plan and if there is a waiver does it become an enforcement to make sure that the criteria of the storm water management requirements are met. Mr. Jezierny stated that they are being met with the level spreader. Mr. Horbal stated that in the cul-de-sac the subdivision standards take over where they have to direct the runoff into the basins off the road. He also stated that when it gets to a certain point they go to the State of Connecticut Soil Erosion Sediment Control measures and their best management practices for the design of the level spreader. Mrs. Andrezejewski stated that she was uncomfortable about waiving the storm water management plan and would like to have further discussion. Mr. Plotkin stated that the Commission is not going to act on this tonight. Mr. Plotkin asked if they knew at the last meeting that they were going to ask for a waiver. Mr. Horbal stated that they did not but were considering it. Mrs. Andrezejewski stated that the Commission is going to discuss the storm water management plan and possibly making some changes to the ordinance. This will require the Commission to schedule a public hearing on that matter. Mr. Plotkin stated that a site walk will be scheduled and the Commission will hold a special meeting on December 29, 2014.

James Brennan, 124 Bungay Road

Mr. Brennan stated that he wants to make sure that the Commission understands what was presented at the special meeting on November 10, 2014. Mr. Brennan stated that the minutes from that meeting need to be corrected. The property is at the corner of his property and Canfield Road. Mr. Brennan stated that he hired a professional engineer and surveyor and they looked at the pins that were in place on the record subdivision map and the brook is not located on the record subdivision. Mr. Plotkin stated that at this time the only map on record is the one that has been filed. Mr. Brennan asked how that is corrected and Mr. Plotkin stated that the thought of legal counsel was that another map is needed and without that, the record stands the way it is. Mr. Brennan stated that he was hoping to hear from Atty. Lema and he has not. He stated that the question arises what map is that picture on. He asked if it was the 1993 map that they scanned out of to create this. Mr. Plotkin stated that there has been no

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answer from the attorney because there is no other map. A map that refutes where the brook is now, there would have to be a map and then that map would have to be reviewed by legal counsel. Mr. Brennan stated that he is concerned about this. Mrs. Andrezejewski stated that the only problem she has with the 1993 map is that theoretically a brook can move. She stated that putting it on the subdivision map, which is the most recent map, it would be her opinion that would be appropriate. Mr. Brennan asked if he had to get a wetlands person to locate that brook. Mrs. Andrezejewski stated normally you would have a wetlands person locate the brook. He stated that no wetlands person ever located the brook. Mrs. Andrezejewski stated that the right way to do this and really mark what it is suppose to be is to hire a wetlands person to do that. They could measure it and put it on the map. Mr. Brennan also stated that all the wetlands markers have not been put into place. Mrs. Andrezejewski asked Mr. Jezierny to follow up on the markers.

Meeting Dates -2015

MOTION: J. Conroy/L. Andrezejewski moved to approve the meeting dates for 2015.
Motion Carried 3-0.

Agent's Report

Mr. Jezierny stated that there are two items. He stated that one is to change the storm water management ordinance to Planning and Zoning. He stated that he was told that it would take a letter from the Commission to the First Selectman requesting that the responsibility be removed from Inland Wetlands. The Ordinance Committee would have to meet and they would then effectively repeal the ordinance. The second item is to recommend that the Commission accept the assessment for wildlife habitat and flood mitigation program and that be incorporated into the town's hazard mitigation. Mr. Jezierny also presented his report. He stated that there has not been too much activity. He also stated that there is a vacancy on the Commission and suggested a letter be sent to the First Selectman about filling that vacancy. Mr. Plotkin stated that he will contact the First Selectman regarding this matter.

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MONDAY, ~~JUNE 23~~, 2014 *November 24th*
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Minutes, Regular Meeting, June 23, 2014

MOTION: L. Andrzejewski/J. Conroy to approve the minutes of the
05/23/14 regular meeting.
Motion Carried 3-0.

Minutes Special Meeting November 10, 2014

Mrs. Andrzejewski stated that the minutes from this meeting regarding James Brennan, 124 Bungay Road should read that the property is at the corner of Mr. Brennan's property and Canfield Street. Mr. Brennan hired a professional engineer and surveyor to go to his property and place the pins according to the record subdivision map.

MOTION: L. Andrzejewski/J. Conroy moved to approve the minutes
of the 11/10/143 as corrected.
Motion Carried 3-0.

MOTION: L. Andrzejewski/ J. Conroy to adjourn the meeting.
Motion Carried: 3-0.

The meeting was adjourned by Chm. Plotkin.

Respectfully submitted:

Maryanne DeTullio
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