

MINUTES – REGULAR MEETING
SEYMOUR INLAND WETLANDS COMMISSION
MONDAY, FEBRUARY 27, 2012
NORMA DRUMMER ROOM, SEYMOUR TOWN HALL

DATE: 3/5/12
TIME: 11:31 AM
TOWN CLERK'S OFFICE

Members in Attendance: Bill banks, Steve Plotkin, John Conroy, Ralph Noel,
Members Absent: Elise Wood
Also Present: Peter Jezierny, Inland Wetlands Enforcement
Office, Eric Swift, Nafis & Young

Chm. Banks called the meeting to order at 7:30 p.m.

1. Proposed Skate Park, Pine Street

Paul Roy, Chairman of the Skate Park Committee stated that the Town received grants in the amount of \$187,000.00 to build a new skate park. They are proposing to build it at the community center on the field along the river bank. There will be a playscape to the left and the skate park. They have left enough room for the ball fields and other activities to take place. They are also considering a walkway. They are looking for advice as to what they need to do. At this time they are soliciting information from various companies on what can be done with the funding that they have. They will be going out for design and construction.

Mike Horbal stated that they are in the formation stages and waited to make the Commission aware of the location that they are looking at. If the Commission has any concerns or issues they would like to know those. He stated that they are aware of what soil and erosion controls will be necessary and will implement those when the time comes. He stated that right now this is only an approximate location of the proposed park. They will have to do some test holes. Mr. Horbal stated that they know that there are existing utilities going through the field. They want to make sure that it is built on sound ground. They have presented the plans to the Board of Selectmen and got approval. He stated that they also have an informal presentation at Planning & Zoning.

Mr. Conroy asked how close to the river bank and Mr. Horbal stated that it is approximately 12'. He stated that they will leave the fence that is there now and may change to a different type of barrier. Mr. Conroy was concerned with the possibility of trash being thrown into the river and felt that there should be a barrier to protect the riverbank. He had no problem with the location.

Mr. Horbal stated that they will have a complete set of plans with drainage and soil and erosion controls. He stated that they will need to add some storm drainage for the park.

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2. Kerite Company, Repair of Flood Damage

Phil Dupuis, Facilities Manager at Kerite and Peter Heynen, GEI Consultants were present. Mr. Heynen stated that the storm last summer compromised and undermined footings at Kerite in various locations. He stated that some quick remediation work was done but additional repairs need to be done immediately. He stated that they have been meeting with the Army Corps of Engineers and DEP and they are aware of what remediation has been done and are fully supportive of that.

Mr. Heynen presented pictures of the damages to the buildings showing the areas that were undermined. He pointed out on the pictures where the wall was washed out which will be replaced. He stated that all gabions are being replaced with rock. They will be using rock to address requirements of the Army Corps of Engineers and DEP. Mr. Conroy asked how long they anticipate the work will take. Mr. Heynen stated that they are planning on working between June 1st and September 30th and it should be completed in that time. They will not change the flow or character of the stream.

Mr. Dupuis stated that they are trying to get this done as quickly as possible because there is the chance of further damage. He stated that they have been going through a very thorough review process. They will be adding a sump to the drain pipe to mitigate silt coming into the stream.

Mr. Banks stated that they will need a permit from Inland Wetlands and the fee to the Town of Seymour is \$7,600.00 and a \$60.00 fee to the State of Connecticut. Mr. Heynen asked how the fee was determined as they have come up with a different amount. Eric Swift stated that Jim Galligan came up with the amount based on the area and construction limits. Mr. Conroy suggested that they meet with Jim Galligan and whatever amount they agree on for the fee the Commission will go along with. Mr. Jezierny stated that if the Commission decides to hold a public hearing that would be a \$500.00 fee for that. Mr. Conroy stated that he did not feel that a public hearing was necessary as they are not really impacting any neighbors' land. Mr. Heynen stated that it is all basically repair work and a legal notice is required by the DEP.

MOTION: J. Conroy/S. Plotkin to accept the application as incomplete pending fee determination.
Motion Carried 4-0.

MOTION: J. Conroy/S. Plotkin, to approve the permit for Kerite Company repairs.
Motion Carried 4-0.

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3. Wetland Delineation, 19 Smith Haven Drive

Dawn Ryan, 17 Smith Haven Drive was present and presented a report from Roy Shook Associates dated 2/16/12 with the wetland delineation. The report shows that there are wetlands on the property but only along the edge. It is an approved lot to build but would have to come back to the Commission with the building plans. It can be sold as a building lot.

MOTION: S. Plotkin/R. Noel, to approve the wetland delineation as indicated on report from Roy Shook dated 2/16/12.
Motion Carried 4-0.

4. Re-Subdivision of Lot 4, Fieldstone Woods Subdivision.

Attorney Dominick Thomas and Brian Nesteriak were present. Atty. Thomas stated that KTY LLC are the current owners of the subdivision which was approved in 2006. At this time the applicant is before the Commission for the re-subdivision of Lot 4. He stated that a lot line revision was approved by Planning & Zoning. They will be asking for a permit for regulated activities in the upland review area.

A soil scientist report was submitted with the application and there will be no adverse impact on the wetlands in the rear. Atty. Thomas stated that Lot 5 which was a front lot received a variance to have it considered an interior lot. They then went to Planning & Zoning and got the lot line revised.

Mr. Nesteriak stated that the house on lot 5 has been sold and they did the lot line revision to get Lot 6. They subdivided Lot 4 into Lot 4 and a new Lot 6. They are serviced by sewers but not water they have wells.

Otto Thiel, soil scientist redid the delineation on Lot 6 which was basically the same as it has been. He put the flags in and they are very similar to what was there before. Mr. Plotkin asked the percentage of wetlands to dry land. Atty. Thomas stated that it is basically the same as it was. The driveway for Lot 4 is the same as already approved.

Otto Thiel stated that on 2/20/12 he did a re-delineation of the wetlands line. The site is mostly wooded and the wetlands and upland area is wooded. He stated that they could develop the lot and have a plan that will have no impact on the wetlands. He stated that the plan is very similar to the other approved lots.

Atty. Thomas stated that they filed an upland review application and there is no adverse impact on the wetlands. There is no work within the wetlands and they do not feel that this will warrant a public hearing.

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Mr. Plotkin asked the size of the wetlands on both pieces and stated that it is important to make sure that the percentage of wetlands to dry land is met. Atty. Thomas stated that is required in the Planning & Zoning regulations and they comply with that.

The members will do site walks and asked to have the house and driveway staked.

Minutes , Regular meeting 1/23/12; Special Meeting 2/6/12.

MOTION: R. Noel/S. Plotkin to approve the minutes of the regular meeting 01/23/12.
Motion Carried 4-0.

MOTION: R. Noel/J. Conroy to approve the minutes of the special meeting 2/6/12.

It was noted that on Page 2 of the minutes the second paragraph should read that Nafis & Young were hired to mark the trees and Mr. Jezierny would make sure that after they are marked they are properly cut.

Motion Carried 4-0.


William Lane, Lot #5

Mr. Conroy stated that the Conspan crossing was proposed by Jodi Chase. The environmental impact report found eastern box turtle and other amphibians who use this area for breeding and water survival. This was accepted by the Inland Wetlands Commission and Angelo Catone, the developer prior to approving the permit. He stated that Don Smith was the engineer who designed the crossing. A caveat should be placed on the deed when the lot is sold regarding this.

MOTION: S. Plotkin/R. Noel, to adjourn the meeting.
Motion Carried: 4-0.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted:


Maryanne DeTullio, Rec. Secretary