

**MINUTES - PUBLIC HEARING
SEYMOUR INLAND WETLANDS COMMISSION
MONDAY, JULY 27, 2009
NORMA DRUMMER ROOM, SEYMOUR TOWN HALL**

Members in attendance: Steve Plotkin, Ralph Noel, Peter Jezierny, Elise Wood

Also in attendance: John Conroy, Wetlands Enforcement Officer, Jim Galligan,
Nafis & Young

Public Hearing - Application to conduct a regulated activities associated with a mixed commercial development on property identified in the application as 35 Cogwheel Lane, also known as 136 New Haven Avenue.

The public hearing was called to order at 7:05 p.m. by Chm. Steve Plotkin.

Donald Priest stated that the site is 1.79 acres on Route 67 and Cogwheel Lane. There will be a retaining wall in the front to preserve the wetlands and grade the property down. The use will be mixed with the first level commercial and upper level apartments. All traffic will enter and exit through Cogwheel Lane.

Jen Benno, Soil Science and Environmental Services stated that the wetlands were flagged on 7/3/08 and a report submitted. She stated that she conducted she conducted site inspections on the property several times in February and July to observe conditions and wetland functions. She reviewed the plans for this project and the wetlands. She stated that ground water seeps in from a spring on adjacent property to the south into an intermittent watercourse. There are moderate quality wetlands functions. She stated that there will be 4700 sf of wetlands impacts primarily in the southern portion; leaving the higher portion alone which has more function. The clean water coming out of the spring will be picked up and piped into the remaining wetlands so still maintaining source. The lower portion will be temporarily disturbed and restored. There will be two areas of wetlands mitigation. They will establish plantings which will basically replace the habitat being eliminated. The invasive species will be removed and they will monitor the plantings for three years and report to the Town. They have recommended soil and erosion controls during construction and reports submitted to the Town.

Richard Couch, Martinez-Couch & Associates stated that previous alternative plans had been presented for this site and one was denied which required the complete filling of the wetlands area. The other plans previously approved were for filling and elimination of wetlands. They wanted to preserve the wetlands area and allow for development of the property. They will be protecting the higher quality wetlands. There will be two detention basins at the front of the property and all storm drainage will be discharged into those basins. The water will flow through and discharge into wetlands. There will be no increase in storm water runoff. He stated that the plans were reviewed by Nafis & Young and they have responded to their comments. There were water quality issues

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and there will be water treatment units installed along with hooded outlets and sump pumps.

The development of the site will be phased and at the end of each phase the Enforcement Officer will come out and review the work and state that the site is stabilized and get can move into the next phase. The retaining wall will stop any erosion into the wetlands.

Mr. Galligan stated that their letter of June 11, 2009 states their comments. He stated that the storm water treatment system was a concern and they have added separators to the plans in addition to the sumps and hooded basins. He stated that they reviewed the construction process extensively and the three phases is an excellent way to do the construction.

Mr. Plotkins stated that a letter was received from the Town of Woodbridge with some questions. Mr. Priest stated that the Town of Woodbridge was notified by both the Town of Seymour and the applicant and he felt that the plans were reviewed by Nafis & Young and they received a favorable review. Mr. Couch stated that no flows go into the Town of Woodbridge and there are no direct impacts. Mr. Galligan reviewed the letter and stated that a lot of their concerns have already been addressed. He stated that there were a few recommendations that they could look into but nothing damaging.

Mr. Jexiorny asked about the proposed hedge along Route 67 and Ms. Beno explained what type it will be and it will be low growth with in interference with site lines. Mr. Noel asked about the retaining wall and Mr. Couch stated that it will be on a gravel base and there will be free draining material behind it. The water can exit through pipe or weepholes. There will be no opportunity for silt to come down.

Mr. Galligan stated that he has some suggestive conditions for the Commission to consider but the hearing does not have to be left open to receive those. Mr. Conroy asked when they anticipate starting the project. Mr. Priest stated that they now have to go through the zoning process and did not know. Mr. Conroy stated that he would like to see the work done during the dry season.

There was no public comment on the application.

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MOTION: P. Jeziorny/E. Wood, to close the public hearing.
Motion Carried 4-0.

The public hearing was closed at 7:50 p.m.

Respectfully submitted,

Maryanne DeTullio, Rec. Secretary

**MINUTES - REGULAR MEETING
SEYMOUR INLAND WETLANDS COMMISSION
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Members in attendance: Steve Plotkin, Peter Jezierny, Ralph Noel, Elise Wood

Also present: John Conroy, Inland Wetlands Enforcement Officer,
Jim Galligan, Nafis & Young

The meeting was called to order at 7:50 p.m. by Chm. Steve Plotkin

Old Business

Seymour WPCA, Clearing Along Tributary to Bladen's River

Mr. Galligan stated that the Town has hired Land Tech to review the reports and he expects to get some direction from them by next week.

MOTION: P. Jezierny/E. Wood, to table to the August 24, 2009 meeting.
Motion Carried 4-0.

Site Plan Mixed Use, 35 Cogwheel Lane, 136 New Haven Road

Mr. Galligan stated that the Commission could take action subject to conditions drafted by Nafis & Young. The members felt that it was best to wait for those comments and suggestions before proceeding.

MOTION: P. Jezierny/R. Noel, to accept the application as complete and the fee being paid.
Motion Carried 4-0.

MOTION: P. Jezierny/R. Noel, to table to the August 24, 2009 meeting.
Motion Carried 4-0.

OTHER BUSINESS:

The Commission discussed the storm water management and Mr. Galligan recommended that the Commission have two separate applications. The fee can be combined but a revised fee schedule should also be adopted. Chm. Plotkin asked Mr. Galligan to work on this and put something together for the Commission to review.

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MINUTES:

MOTION: P. Jezierny/R. Noel to approve the minutes of the 06/22/09 meeting. It was noted that Mr. Ryan was in attendance at that meeting.
Motion Carried 4-0.

MOTION: P. Jezierny/R. Noel to adjourn the meeting at 8:15 p.m.
Motion Carried 4-0.

It was noted that Mr. Jezierny will become the Wetland Enforcement Officer and Mr. Conroy will be a member of the Commission.

Respectfully submitted,

Maryanne DeTullio, Rec. Secretary