

MINUTES – REGULAR MEETING
SEYMOUR INLAND WETLANDS COMMISSION
MONDAY, OCTOBER 22, 2007 @ 7:30 P.M.
NORMA DRUMMER ROOM/SEYMOUR TOWN HALL

Members present: Chairman, Steve Plotkin, Peter Jezierny, Phil Wilhelmy, William Ryan, Ralph Noel, and John Conroy, Sr. Inland Wetlands Enforcement Officer.

- Everyone Saluted the Flag and Stated the Pledge of Allegiance.
- Meeting called to order @ 7:30 P.M. by Steve Plotkin, Chairman.

New Business:

ITEM # 1 - 129 Squantuck Road, Remove Silt:

Tonino Mavuli, submitted an application to the Board to dredge the pond on land he purchased adjacent to the Villa Bianca. He will remove silt by dredging pond and placing material on property to fill a depression on the land. He will also landscape the area around the pond. Tonino will hire a company to come in and do the work. John Conroy, Sr. Inland Wetlands Enforcement Officer will walk the site to monitor the dredging depth.

Motion to accept the application as complete for 129 Squantuck Road to remove the silt from the pond as been inspected by Mr. Conroy.

Motion: Phil Wilhemly

Second: Ralph Noel

Vote: 5-Yes

0-No

0-Abstain

0- Disqualify

Move to grant permit for described work at 129 Squantuck Rd.

Motion: Phil Wilhemly

Second: Peter Jezierney

Vote: 5-Yes

0-No

0-Abstain

0-Disqualify

ITEM # 2 – Site Plan, CVS Pharmacy, 215-223 West Street.

Frank Dubois Professional Engineer, Professional Soil Scientist Dean Gustafson, Patrick Doherty, and Michael Horbal with the firm Vanase Hangen Brustlin, Inc. located at 54 Tuttle Place Middletown, CT. Frank Dubois addressed the Board regarding the proposed CVS Pharmacy. The applicant is Gershman Brown & Associates for the proposed CVS Pharmacy. The underlying land owners are Regina Family Limited Partnership and Ernest A. Junior and Helen Greywacz. The parcels are Map 11 – 1 Lots 1 & 4 is located on Route 67 near the Oxford Town border. The site is zoned C-2 Commerical. The site is located at 215 – 233 West Street. It is bounded by Route 67 to the East with additional commercial property to the North. To the West the property extends out roughly 800 feet and to the West of these additional Residences. Located on site is Oxmour Plaza which is accessed of Route 67, East Coast Car & Truck Garage two building facility. There is no wetland resources located on site. Across route 67 there are wetland resources associated with Hoadley pond.

Proposed conditions are 11,945 SF CVS Pharmacy and associated parking with approximately 69 parking spaces. The lot and development plan meets all Town of Seymour requirements for bulk, zoning regulations, including building setbacks. There is an upper level parking area associated with project, due to parking spaces been displaced for Oxmour Plaza. Access to site will be through Oxmour Plaza driveway and circulate around with additional right in, right out entrance off West Street. Approximately 8,600 cubic yards of cut will be removed. A retaining wall will be incorporated into the project.

Best Management Practices have been incorporated into the project including deep sumps in all catch Basins and hoods.

Utilities on site will be brought in off Route 67. Underground power and telephone to the South East corner of the building along with water and a Gas line for the Pharmacy.

They have provided a proposed site path for a future building which is not part of this application. Water and Sewer will be brought in for future use.

Dean Guftason, Professional Soil Scientist reported to the Board on the existing conditions on the property and the nearby Wetlands resources and regulated activity.

The Board discussed their concerns regarding the proposed project.

Motion to accept application as complete pending the map is correct.

Motion: Phil Wilhelmy Second: Ralph Noel

Vote: 5-Yes 0-No 0-Abstain 0-Disqualify

Motion to grant application Gershman Brown & Associates Location site 215 – 223 West Street with the following conditions.

- A. Town Engineer gives 100% approval.
- B. All recommendations will be met.
- C. Discussion of the construction exit, watercourse be met with the full understanding with what was discussed in the meeting so far.
- D. Enforcement Officer is involved in all stages of planning and executions.
- E. Town Engineer and Town Counsel form appropriate bond structure.
- F. Mike Horbal will provide full correspondence on any concerns from Town Engineer to the Board.

Motion: Phil Wilhelmy Second: Bill Ryan

Vote: 5-Yes 0-No 0-Abstain 0-Disqualify

Other Business:

Chatfield Farms Subdivision:

Skyler Wells, Land Developer and Jim Swift, Professional Engineer are present regarding Chatfield Farms Subdivision. Chairman, Steven Plotkin states that it has been brought to the Boards attention that things at the site had changed. Soil that should have been placed on lot 2 was placed on top of a spring above wetlands. Skyler Wells states that he hit ledge. The Board feels Skyler Wells should have come back to the Board to discuss the issues. The Permit was issued with specifics that Mr. Wells was to follow and this has been changed. The Board had many concern regarding this project that they addressed with Mr. Wells. At this point the Board will hire its own Engineer to go out and walk the site. Chairman, Steve Plotkin asked John Conroy Sr. to contact an Engineer. At this point no further construction should take place. Tuesday, October 23, 2007 all preventative maintenance as discussed in meeting will be taking place from this point on. Chairman, Steve Plotkin will walk the site on Tuesday, October 23, 2007 and Phil Wilhelmy.

Ordinance:

Chairman, Steve Plotkin read aloud to the Board the Ordinance for Inland Wetlands Protection Fund he presented to the Board of Selectmen on Tuesday, October 16, 2007. Chairman, Plotkin will present the Ordinance for Inland Wetlands Protection Fund with new revisions at the next Board of Selectmen Meeting.

Minutes:

Motion to approve Minutes for Inland Wetlands Meeting held on Monday, September 24, 2007.

Motion: Peter Jezierny Second: Ralph Noel

Vote: 4-Yes (Steve Plotkin, Peter Jezierny, Ralph Noel, William Ryan)

0-No 1-Abstain (Phil Wilhelmy) 0-Disqualify

Adjourn:

Motion to Adjourn @ 9:10 P.M.

Motion: Peter Jezierny Second: Phil Wilhemly

Vote: 5-Yes

0-No

0-Abstain

0-Disqualify

Respectfully Submitted by,

Denise Powell, Recording Secretary