

**MINUTES - REGULAR MEETING
SEYMOUR INLAND WETLANDS COMMISSION
MONDAY, AUGUST 27, 2007
NORMA DRUMMER ROOM, SEYMOUR TOWN HALL**

Members in attendance: Steve Plotkin, Philip Wilhelmy, Peter Jezierny, William Ryan, Ralph Noel

Also present: John Conroy, Inland Wetlands Enforcement Officer

The meeting was called to order at 7:30 p.m. by Chairman Steve Plotkin.

OLD BUSINESS

Behuniak Estates Subdivision

Steve Donato and Fred D'Amico were present. Mr. Plotkin stated that he was in receipt of a copy of a letter from NVHD indicating that the perk tests were done in November and there was no change to them. Chm. Plotkin asked if there was a plan that was submitted to NVHD regarding the perk tests. Mr. D'Amico stated that they were redone because there was some discrepancies on their location. No new drawings were given to NVHD on the changed locations. Chm. Plotkin was concerned about the fact that there was a problem with them and we do not have new drawings. Mr. D'Amico stated that they completed an in depth septic design for two lots. He also stated that there will be a conservation easement along the wetlands line. Mr. Wilhelmy asked if they received any legal advice on this type of conservation easement and Mr. D'Amico stated that they did speak with an attorney and the applicant is aware of the restrictions with the conservation easement. Mr. Wilhelmy stated that it needs to be on the deed and recorded map. He also stated that wetland markers would have to be put in.

Chm. Plotkin stated that there were still some questions about the perk tests and locations. Mr. D'Amico stated that they were re-submitted to NVHD and they got re-approved. Mr. Plotkin stated that he would really like to walk the property. He also stated that the May 2007 letter from NVHD indicates that they do not have the revised plans. Mr. D'Amico explained that the conceptual plans were approved and when they get the building permit they will go back with the revised plans. Mr. Conroy stated that you can now see where all the holes are.

There was some discussion on the limit of activity line and Mr. Wilhelmy stated that he would be comfortable with 15' and the conservation easement being also on the west side of the property. Mr. Ryan stated that they are now adding another two car garage which is 15' from the wetlands. He stated that in order to build that garage they will have to get the equipment into the wetlands. Mr. D'Amico stated that the garage is approximately 25' from the wetlands. Mr. Wilhelmy suggested that they re-work the size and placement of the garage and come back next month.

Basement Systems Site Plan

Chris D'Angelis was present and stated that this is a new application because of some significant changes. The plans are for a proposed warehouse building and offices with parking. There is a manmade detention pond and they found that the pond is already at maximum capacity. There was concern from the Board last month about down stream flooding. The new application is to expand the pond; it is a shallow pond but will now have some wetlands impacts. The grading has been revised at the back of the site plan and modified so there are more flow to that area. They have addressed the flooding concerns and wetlands impacts. These plans have been reviewed by the town engineer.

Mr. Plotkin asked about the excavation plans and felt that a job meeting should be set up so that the Commission will know how this will be done. Mr. D'Angelis stated that there will be soil and erosion control measures in place once construction begins. Mr. Plotkin stated that a maintenance log needs to be done and submitted to the town.

MOTION: P. Wilhelmy/P. Jezierny, to accept the amended application for Basement Systems and amend the fee.
Motion Carried 5-0.

MOTION: P. Wilhelmy/R. Noel, to approve the permit for Basement Systems with the understanding that applicant on a yearly basis must clean out the hydrodynamic separator and keep a maintenance record; at time of construction there is a meeting with the WEO and he is included on all steps of construction especially the work done around the wetlands and upland review area.
Motion Carried 5-0.

Hull Farms Section Three Subdivision

Mike Horbal was present and stated that the application and plans were submitted along with a soil scientist report. He also stated that they have received approval from NVHD for the septic system on each lot. There was concern about the storm scepter. They staked out the road and corners of some of the houses and a site walk was held.

He stated that the Commission had asked about alternatives to the storm scepter and other types of structures that could work. He stated that this is the best because of its simplicity and ability to remove

hydrocarbons. They made no other changes to the plans. He stated that there is a small wetlands area on Lot 16 and this was viewed on the site walk. He stated that they reviewed the comments made and they felt that this was not a major wetlands area. He stated that the subdivision has been designed with the intent to create the least amount of disturbance and they came up with a project that **Inland-Wetlands Commission - August 27, 2007**

Page 3

will maintain water quality standards and not effect the wetlands. Mr. Ryan stated that at the last meeting they spoke about putting a pipe into the wetlands. Mr. Horbal stated that they wanted to see if the Commission still felt strongly about that after viewing the site. Mr. Ryan stated that if the water supply gets cut off to the wetlands they will be gone. Mr. Horbal stated that they are not proposing to turn it into lawn and are not filling in the area either. Mr. Ryan stated that he did not understand why the pipe is going into the wetlands. Bob Rich stated that originally Hull Road had natural contours and there was a small swale. The town came in and built a berm and raised the partially manmade wetlands. He stated that there was a gentle contour going into that area that became a wetlands. Mr. Horbal stated that they can install curtain drains along the south side of Settlers Land and direct that into the head of wetlands. Mr. Conroy stated that there is no watercourse and no water trails and this might create a worse situation. Mr. Rich stated that there would still be water coming in. Mr. Horbal stated that they will revise the plans to add curtain drains.

Mr. Wilhelmy asked if they felt that the storm sceptor was the best product to use. Mr. Horbal stated that they looked into that and felt that in order to take care of the 17 acres this would be the best device to install as it is easy to maintain and does not disturb the area. Mr. Horbal stated that they would not be able to relocate the detention basin by

moving it northerly as that would move it uphill and the side slopes would get too steep to drain water from Autumn Ridge Road. Mr. Horbal stated that he spoke with someone about the storm sceptor and they agreed that it would be appropriate structure to put in. Mr. Conroy stated that there are no direct impacts to the upland review area and Valley Health has approved the plans.

MOTION: P. Wilhelmy/W. Ryan to grant the permit for Hull Farms LLC Section 3 subdivision with the following conditions: curtain drains discussed this evening be installed adequately sized to feed the wetlands that are located on Lot 16; considerations discussed including stone filter berm in the existing basin be put in and all wetlands markers are put in around all wetlands on all properties; construction sequence made in a way that WEO be advised of construction work in the wetlands with adequate time given for inspection and work stopped if found to be detrimental. Mr. Noel asked about construction limits on Lot 13 and Mr. Wilhelmy amended the motion that between house on Lot 13 and wetlands they shall be allowed a 20' disturbance line around house; Boundary markers will be put in place prior to construction; wetlands around Lot 16 separated by a natural or permanent barrier of trees or fence.
Motion Carried 5-0.

Inland-Wetlands Commission - August 27, 2007

Page 4

OTHER BUSINESS Seymour Land Trust

Brian Barrett stated that they will be dredging Legion Pool for basic maintenance work. They are asking permission to do so and September is the best time to do the work. It will take approximately two days and will be done on a weekend so there is minimal disturbance. They will be bringing the sediment to the parking lot at Chatfield Park and stockpile it for future use by the town. They anticipate that there will be approximately 500 yards taken out.

MOTION: P. Wilhelmy/W. Ryan, to accept the application and waive the fees
Motion Carried 5-0.

Kerite Bridge Extension

Mr. Conroy stated that they are looking to extend the application for two years to complete the work. There are no changes to the application.

MOTION: P. Wilhelmy/W. Ryan, to extend the application for Day Street Bridge over Bladens River for two years.

Motion Carried 5-0.

NEW BUSINESS

Application Form and Fees

Mr. Plotkin stated that he spoke with Atty. Tim Lee and the Commission has to justify the fees that are being charged. A fund will be set up for cleaning basins and ponds. The fund will be to preserve and correct problems with wetlands abuse. He stated that he will come up with a total amount to be charged for filling in wetlands and the regulations will have to be amended to reflect these changes.

Mr. Wilhelmy stated that the town will be holding Seymour Recognition Day and he made the following motion in regards to this.

MOTION: P. Wilhelmy/P. Jezierny, to recommend that Jim Perez be recognized at Seymour Recognition Day for his years of service on the Commission.

Motion Carried 5-0.

MINUTES:

MOTION: P. Wilhelmy/P. Jezierny to approve the minutes of the 07/23/07 regular Meeting

Motion Carried 5-0.

Inland-Wetlands Commission - August 27, 2007

Page 5

MOTION: P. Wilhelmy/P. Jezierny, to adjourn the meeting at 9:40 p.m.
Motion Carried 5-0.

Respectfully submitted,

Maryanne DeTullio, Rec. Secretary