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**MINUTES - PUBLIC HEARING
SEYMOUR INLAND WETLANDS COMMISSION
MONDAY, JUNE 25, 2007
NORMA DRUMMER ROOM, SEYMOUR TOWN HALL**

Members in attendance: Phil Wilhelmy, William Ryan, Ralph Noel, Peter Jezierny

Also in attendance: John Conroy, Wetlands Enforcement Officer

Public Hearing on an application to conduct regulated activities associated with Phase II of the Great Oak Condominiums, 246 Pearl Street and 4 Spring Street. Phase II consists of 22 Town House units, an access road and associated site improvements.

Atty. Chris Smith stated that they have prepared a proposed bond amount and some additional information relative to the planting plan. The bond would be for one-half of the estimate for the plants themselves, which is \$22,000. The bond for the first two years would be \$11,000. and after the two year period there would be a 50% reduction for the final third year and then it would be released.

Ted Hart presented a letter with the planting list and plan. The plan is for the biofilter area and he stated that nursery stock comes with a one year guarantee. He felt that two growing seasons would be enough time to make sure that the plantings work and then the bond can be reduced. He felt that it was more than adequate for this project.

Mr. Wilhelmy asked about a bond for the detention pond and Mr. Conroy stated that will be addressed by Planning & Zoning. Mr. Ryan stated that the pond would be the responsibility of the association. Mr. Hart stated that all drainage will go through a sediment chamber before going into the pond. Mr. Wilhelmy asked what protection there was if the system as a whole fails and there is a problem in the wetlands. Atty. Smith stated the it would be the owner's responsibility to maintain the system and if there is a violation or problem the town can come in and order them to correct it. Mr. Ryan asked what protection there is if there is a water problem to adjacent properties. Mr. Hart stated that if something goes wrong the owner is responsible to fix it. Atty. Smith stated that they have met all DEP guidelines with the soil and erosion controls. Mr. Jezierny stated that there is a small enpondment that was created and he asked if there is any plans to improve it. Atty. Smith stated that there are no plans at this time and the developer has done what he was instructed to do. Mr. Conroy stated that he spoke with the town engineer who has reviewed all drainage and does not see any problems and will be submitting a letter to that effect. Mr. Wilhelmy felt that the bonding structure and amount would have to be reviewed by staff and the town attorney. Mr. Ryan asked if there was a timetable for improvements to the well and Atty. Smith stated that it could be a condition that it be done to the satisfaction of staff.

Mr. Wilhelmy asked for any public comment on the application.

Debbie Chrostowski, 10 Spring Street asked if there are any problems during the construction phase if a cease and desist would be issued. She was concerned that the will have water problems on her property.

Claude Trever, 12 Spring Street asked if the Commission felt that this plan will not effect the wetlands. He was concerned that the wetlands will dry up. Mr. Wilhelmy stated that there has been enough information submitted that it will not dry up. Atty. Smith stated that there is a watercourse and areas on either side that qualify as wetlands. They will not be diverting water away; it will be going into the storm area. The activities will not have an adverse effect on the wetlands or watercourses.

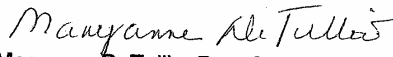
Mr. Wilhelmy asked if three years was adequate amount of time for the plantings. Mr. Root stated that three years of monitoring is more than adequate. Mr. Wilhelmy felt that it would be important to get a report during the three year period that the system is working as intended. Mr. Root stated that yearly reports could be a condition of approval.

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Bob Chrostowski, 10 Spring Street asked who does the soil testing and Mr. Wilhelmy stated that it is done by a certified soil scientist. Mr. Chrostowski asked where the testing was done on the site and Mr. Root indicated that it was done across the entire property.

MOTION: P. Jezierny/W. Ryan, to close the public hearing.
Motion Carried 4-0.

Respectfully submitted,


Maryanne DeTullio, Rec. Secretary