

MINUTES – REGULAR MEETING  
SEYMOUR INLAND WETLANDS COMMISSION  
MONDAY, SEPTEMBER 26, 2016  
NORMA DRUMMER ROOM, SEYMOUR TOWN HALL

Members in Attendance: Paul Wetowitz, Mike Flynn, James Forsyth,  
Tim Connors, Brian Koskelowski

Also Present: Atty. V. Marino, Town Engineer Brian Nesteriak

The meeting was called to order at 7:30 p.m. by Chairman P. Wetowitz.

Public Comment

Cynthia Zukas, 270 Pearl Street presented a petition requesting a public hearing on the applications for Dakota Woods Garden Apartments, 20 Spring Street. She stated that she has concerns about water issues and runoff from this property.

Helen Knapp, 13 Spring Street stated that one of the proposed roads from the Dakota Woods development will be coming right down toward her house. She was concerned about water runoff and also traffic from this development.

M. Perez, 22 Spring Street was concerned about possible flooding and runoff onto Spring Street from the Dakota Woods project. She stated that a lot of water comes down right in front of her house. She was also concerned about an increase in traffic and the effects of this development on the roads and properties in the area.

Christopher Coughlin, 17 Spring Street was also concerned about water runoff from the Dakota Woods development.

Diane Barna, 30 Spring stated that there is a lot of flooding in the area and water runoff is eroding the street. She was concerned about more water coming down from the Dakota Woods project.

Jesus Perez, 22 Spring Street stated that he was concerned about increased traffic from the Dakota Woods project.

Conrad Dahm, 18 Spring Street stated that he is concerned about water runoff from the Dakota Woods development.

Approval of Minutes, August 22, 2016

MOTION: B. Koskelowski/M. Flynn to approve the minutes of the August 22, 2016. Mr. Wetowitz noted that the on Page 2 the last paragraph should state that all activity will be outside the upland review area.

Motion Carried 5-0.

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Approval of Minutes, Special Meeting August 29, 2016

MOTION: B. Koskelowski/M. Flynn to approve the minutes from the  
August 29, 2016 special meeting.  
Motion Carried 4-0-1 with Mr. Wetowitz abstaining.

Inland Wetlands Application, Dakota Woods Garden apartments, 20 Spring Street,  
Discussion and Possible action.

Storm Water Management Application, Dakota Woods Garden Apartments, 20 Spring  
Street, Discussion and Possible action.

Brian Nesteriak stated that he reviewed the plans and submitted a response letter. He stated that a lot of the comments relate to planning and zoning issues. He also stated that it would be his recommendation that storm water quality devices are set off line. The applicant has it all going into the same detention basin. He stated that they are proposing to go down Spring Street and connect with a headwall at Bladen's Brook. He was concerned about how they will be able to construct this. He stated that they did make some changes to the plans and moved it but it is will very difficult to construct. He stated that he would like to see more detail on this. He stated that he would also like to see more detail with phasing and some clarifications to the plans.

Mr. Wetowitz asked if he had any concerns about the closeness to the wetlands. Mr. Nesteriak stated that there is one area near Bladen's Brook and the applicant may want to consider a landscape buffer or some additional soil and erosion controls in that area. Mr. Flynn stated that he had some concerns with the detention basin. Mr. Nesteriak stated that it is designed as a four bay system with two basins. He stated that during high flow events the water will keep going into the basin. He stated that there are a variety of ways to handle this. Mr. Flynn asked if anything will need to be done to the brook when this work is being done. Mr. Nesteriak stated that protection of the brook.

Bill Walters, engineer stated that the project is for 57 units on 10.2 acres of land. There will be five buildings and approximately 1500 feet of access road and the same amount of parking area. He stated that he understands the concerns and the project will actually reduce the runoff from the site. The water will be channeled into the proposed system. There will be four bays and the rest separated by a stone wall. Mr. Nesteriak asked the elevation of the wall. Mr. Walters stated that the work near Bladen's Brook will be difficult but the developer feels that it can be done. He stated that they could add more soil and erosion control measures in that area.

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Mr. Wetowitz stated that there are still some details that need to be worked out. Mr. Nesteriak stated that there should be detailed plans of the construction proposed in that area and who will be responsible for maintaining it once it is built. Mr. Connors and Mr. Forsyth both agreed that they had concerns with this.

Atty. Marino stated that the application was received at the June 16, 2016 meeting and one extension granted. He stated that a 65 day extension could be received. He also stated that if a public hearing is scheduled it would need to be commenced at the next meeting. He also stated that the Commission could deny without prejudice and the applicant would have the opportunity to re-apply. Mr. Walters indicated that they will grant another extension.

MOTION: B. Koskelowski/J. Forsyth to schedule a public hearing  
at the October meeting.

Mr. Forsyth felt that the applications should be denied without prejudice because if a public hearing is held he felt that the Commission would then be forced to deny. He felt that the applicant should be given enough time to get the information that the engineer and Commission asked for. The motion did not carry and the vote was 0-5.

MOTION: J. Forsyth/T. Connors to deny without prejudice both  
Applications.  
Carried 5-0.

46-100 Roosevelt Drive, Mixed Use, Vineyard and Retail Sales, Wetlands/Storm Water Management Permit, Discussion and possible action.

Zach Georgina, Juliano Associates was present for the applicant. Mr. Nesteriak stated that he submitted his review letter and has a few concerns. He stated that there is more information needed. He also noted that the Commission determines if this is considered and farming. It is a commercial site plan with residence, horse stable and retail use. Mr. Nesteriak stated that there is clearing and re-grading up to the wetlands on the southeast section of the property. There is a lot going on with this project and he has asked for some additional information. He stated that there is nothing major but some technical issues and more details.

Mr. Georgina stated that this is a multi-use project with a vineyard, winery, retail store and residence. He stated that an A-2 survey was done in 2005 and there have been modifications made from that. He stated that since that was done the building that was existing has been removed. He also stated that it would not be an issue to update the flood plain information. They are proposing to tie into the existing storm water system and if it can handle additional flows they do not have to store on site. Mr. Nesteriak stated that the storm water ordinance does not state that and that has not been

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approved in the past. He stated that he did not see any drainage calculations. He also stated that there are no water quality elements shown and they are necessary.

Mr. Georgina stated that this is a large site with extreme contours. They are proposing to grade up to the wetlands and they should not be any closer than ten feet. He stated that they would like to get the site plan approved so that the farming could begin.

Mr. Flynn asked Mr. Nesteriak what his concerns are. Mr. Nesteriak stated that there are no soil and erosion controls in the area where they are proposing to plant the vines. This area needs to be protected and it should be shown on the plans. Mr. Georgina stated that they will not be grading next to the wetlands and soil and erosion control measures should be added to the plans. Mr. Flynn asked if they will be using fertilizers on the grape plants. Mr. Marvuli stated that they will be using as little as possible and it will be organic.

Mr. Nesteriak stated that the Commission should decide if this is a significant activity and needs a public hearing. Mr. Flynn stated that it is just plantings and will be using minimal amount of fertilizers. Mr. Forsyth felt that it should be tabled to get more information. Mr. Wetowitz stated that the application is for the entire project and the Commission cannot act on just a part of the application.

MOTION: J. Forsyth/M. Flynn to table to the next meeting.  
Motion carried 5-0.

Proposed Parking Lot, Seymour Congregational Church, 45 Broad Street, Wetlands and Storm Water Permit.

Don Smith was present representing the Town of Seymour and Seymour Congregational Church. The proposed parking lot is adjacent to the Community Center and there is an agreement between the First Selectman and the church for shared parking. He stated that the plans and report were submitted at the last meeting. The grading will be toward Derby Avenue and there will be two catchbasins. One catchbasin and one water quality basin with separator. There are no wetlands on the property. Mr. Nesteriak stated that he had no comments.

MOTION: M. Flynn/T. Connors that the Inland Wetlands application  
be approved; it is not a significant activity.  
Motion Carried 5-0.

MOTION: T. Connors/J. Forsyth to approve the Storm Water Permit.  
Motion Carried 5-0.

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Town Attorney, Presentation of Timeline and Outline for Updating Inland Wetlands Regulations and Storm Water Management Ordinance, Discussion and Possible action.

Atty. Marino presented a draft of the revised regulations to the members for their review. He also submitted sample fee schedules from other communities. He stated that he would like to get input from the members regarding the fee schedule. He stated that the revised regulations are based on model regulations from the DEEP. He stated that he would like to discuss this further at the next meeting and once the regulations are agreed on then a public hearing will be scheduled. Atty. Marino stated that the fine ordinance should also be reviewed. These items will be on the agenda for the October meeting.

Inland Wetlands Enforcement Officer's Report, discussion and possible action.

There was no report submitted. Mr. Wetowitz stated that they are working on enforcement issues.

Public Comment

Cynthis Zukas, 270 Spring Street spoke on the Dakota Woods development and stated that they will be adding more water to the area and felt that it will cause sedimentation problems. She was also concerned about erosion in the area where the equipment will be used. She stated that there are underground springs in that area.

Conrad Dahm, 18 Spring Street stated that water now comes into his driveway and with the Dakota Woods proposed development there will be more water runoff in the area.

Commissioner's Public Comments

There were no Commissioner comments.

MOTION: B. Koskelowskih/M. Flynn to adjourn the meeting.  
Motion Carried 5-0.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted:

*Maryanne DeTullio*  
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