

MINUTES – REGULAR MEETING
SEYMOUR INLAND WETLANDS COMMISSION
MONDAY, OCTOBER 24, 2016
NORMA DRUMMER ROOM, SEYMOUR TOWN HALL

COPY RECEIVED
DATE: 11/3/16
TIME: 11:30 AM
TOWN CLERK'S OFFICE

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

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

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

Public Comment

Approval of Minutes, September 26, 2015

MOTION: T. Connors/M. Flynn to approve the minutes of the
September 26, 2016.
Motion Carried 4-0.

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

Zach Georgina, Juliano Associates was present for the applicant. He stated that he
resubmitted revised plans and addressed some of the comments from the Town
Engineer, Brian Nesteriak.

Mr. Georgina presented a plan for Phase 1 of the project which is just for the vineyard
which is a farming application. The property is located along Route 34 and there are
some wetlands on the site as well as a small stream. There is a dirt driveway that goes
up to the back of the property. The other phases of the project will include the retail
use but right now this is only for the vineyard. There will be three areas on the property
with vineyards. The central vineyard will have anti-tracking construction pad and the
existing driveway will be improved for use as a construction road. This way they will be
able to access and grade the entire site. The hill will be cut back to a 2 to 1 slope. He
pointed out on the plans where the soils will be stockpiled and noted that they will be
putting in silt fences and hay bales to prevent soils from washing down. He stated that
what will be the southern vineyard area is now mostly forested and they will be utilizing
the temporary bridges to access the area. The area will be cut back to a 2 to 1 slope.
They will be building up the lower portion of the site and there will be a silt fence all
along the wetlands. The northern vineyard will be located up above what was a quarry
operation and they will continue the construction road to that area. The tree line will
remain as it is now.

Mr. Georgina stated that Mr. Nesteriak asked to have an A-2 survey which has now
been submitted. He stated that since this has an agricultural exemption he did not feel
a soil scientist needs to go back out and delineate the wetlands. He stated that he will
address the storm water management design with the future phases. He stated that

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the flood zone has been updated on the map. The soil and erosion control measures have also been added to the plans.

The parking plans will also be discussed with the future phases of the project. Mr. Nesteriak stated that he did receive the revised plans but has not been able to do a full review of the plans but still has some concerns with the project. Mr. Wetowitz asked if a new application has been submitted. Mr. Georgina stated that he has been working with Mr. Looker and did submit a revised application. Mr. Wetowitz stated that the Commission does not have the revised application. Atty. Marino stated that since a new application has been submitted to staff the Commission can ask the applicant to withdraw this application or can deny it without prejudice. Mr. Nesteriak asked why a new application was being submitted. Mr. Georgina stated that this is just for Phase 1 and it is a revised application. Mr. Wetowitz stated that he feels that there are a lot of unprotected soils and the gravel and was concerned about it washing down. Mr. Georgina stated that he did not think that it would be a problem in the winter and no planting will be done until the spring. Mr. Wetowitz stated that he was concerned with how close the vineyard is to the stream and wetlands. Mr. Georgina stated that there is a reasonable buffer to protect the wetlands. He also stated that the applicant does not intend to use much fertilizers and any products will be natural. Atty. Marino stated that the Commission needs to determine if this is a significant activity. He also stated that the applicant can grant an extension if there is an amended or new application. Mr. Georgina stated that the applicant will grant the extension and he will make sure that the revised application is received by the Commission. The extension will be for both the wetlands application and also the storm water management application.

Mr. Flynn stated that this is a big project with a lot of phases and he felt that an extension should be approved. Mr. Wetowitz noted that the applicant did submit a 65 day extension for both the inland wetlands and storm water management applications.

Wetlands Permit, 109 River Street

Harold Smith was present representing the present owner of the property. He stated that the owner is requesting permission to remove some trees from a small area adjacent to Little River. He stated that several years ago a lot of trees fell into the River and blocked the area. There are large boulders put in the area by the Army Corp of Engineers to stabilize that area. He also stated that no rubber tires or tracking machinery will be used to removed the trees. He stated that the plan is to remove the trees as close to the ground as possible and no heavy equipment used. He stated that several years ago a letter was received from the State of Connecticut DEP that the trees should be removed. Don Smith asked if he had a copy of that letter. Mr. Smith stated that the letter goes back several years and not use what condition it is in.

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Mike Marganski, WEO stated that he had asked for both letters from the Army Corp of Engineers and DEP and only received a copy of the regulation. Mr. Wetowitz felt that this would be a significant impact. Mr. Smith stated that they will be leaving the roots and large rocks in place. Mr. Nesteriak stated that most of the trees are young trees. Mr. Marganski stated that the site runs from east to west and there is gravel, rock and stone in the area. There is a drop but he also stated that they are young trees.

MOTION: M. Flynn/B. Koskelowski to accept the application.
Motion Carried 4-0.

Mr. Connors stated that he would like to see the letters that the applicant received. Mr. Smith stated that they have the letters but it is just an issue of where the files are stores. Mr. Connors stated that it is very close to the water. Mr. Smith noted that it is really a safety issue to remove the trees. Atty. Marino asked how the trees will be taken down and removed from the site. Mr. Smith stated that everything will be done by professionals and the trees put through a wood chipper and the wood chips removed from the site. Mr. Flynn stated that he did not feel that this will be a significant impact.

MOTION: M. Flynn/B. Koskelowski state this is not a significant
Impact.
Motion Carried 3-1 with Mr. Connors opposed.

MOTION: M. Flynn/B. Koskelowski to approve the application.
Motion Carried 4-0.

Town Attorney, Update of Wetlands Regulations, Discussion and Possible Action.

Atty. Marino presented revised regulations to the members to review. He stated that the Commission needs to decide on the fee structure and once that is done the regulations can be finalized and referred out for public hearing. He stated that with the ordinances once this Commission feels that they are finalized then those get referred to the Board of Selectman for approval. There is a citation ordinance and storm water management ordinance. He asked the members to review the ordinances and then can discuss them at next month's meeting. He will speak with the First Selectman about when the Board of Selectmen would be in a position to review and act on them.

Mr. Wetowitz stated that he read the entire revised regulations and also felt that the Town of Orange fee schedule would fit in Seymour. He stated that the fees are slightly less than what we have now but feels that we should encourage development. Mr. Koskelowski stated that the regulations are very well written and easy to understand but he was not sure about lowering the fees. Atty. Marino stated that he can put the fees into a chart and then the members would be able to compare the Town of

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Seymour fees with other towns. Mr. Wetowitz stated that they will be reviewed and will be discussed at the next meeting. The storm water management regulations are based on a model from the DEEP.

Public Comment

There was no one from the public wishing to speak.

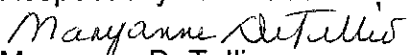
Commissioner's Public Comments

There were no Commissioner comments.

MOTION: M. Flynn/B. Koskelowski to adjourn the meeting.
Motion Carried 4-0.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted:


Maryanne DeTullio