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MINUTES – PUBLIC HEARING
SEYMOUR INLAND WETLANDS COMMISSION
MONDAY, JULY 24, 2017
NORMA DRUMMER ROOM, SEYMOUR TOWN HALL

Members in Attendance: Paul Wetowitz, Jim Forsyth, Mike Flynn,
Brian Koskelowsk, Tim Connors

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

Chm. Wetowitz read the public hearing notice – The Seymour Inland Wetlands Commission will hold a public hearing on July 24, 2017 starting at 6:30 p.m. in the Norma Drummer Room, Seymour Town Hall. This hearing will be on an application to conduct regulated activities associated with the completion of Phase two. Great Oak Residential Community, 4 Spring Street and Summerbrook Way. Completion involves the construction of 12 Town House Units and associated site improvements. Plans are on file in the Town Planner's Office. This hearing is continued from June 26, 2017

James Pendry, 183 Hills Point Road, Westport, owner and applicant was present. Atty. Chris Smith, Shipman & Goodwin, Ryan McEvoy and William Root, Milone and MacBroom were also present.

Atty. Smith stated that this is essentially a re-approval for Phase 2. He stated that Phase 2A is 10 unit and Phase 2 is 12 units. Construction began for the ten units and they did not come back for an extension and the approval expired. They have now filed a new application. Atty. Smith stated that they have been working on the comments in Town Engineer Don Smith's review letter and have made revisions to the plans. He stated that all storm water will be captured now. He stated that this was approved by Inland Wetlands in 2007 and Planning and Zoning required a handicap access which added to the upland review area. The buildings have now been reconfigured and moved slightly to the east. He stated that the impacts associated with the revisions are the same as those in the plan that was approved. There are no adverse impacts.

Ryan McEvoy, Milone and MacBroom stated that this property is in a multi-family zone and now primarily cleared land. Units 1 to 10 and the roadway and drainage, sewer and storm water management basin are what is part of this application. He stated that Phase 2B is the same number of units as approved in 2007. Each unit is approximately 700 s.f. The roadway associated with this phase is identical to the previously approved plans. There is a slightly different parking configuration because of the construction of the handicap ramp which is now a requirement. The impervious area is almost the same. He stated that the grading and drainage provide modifications based on comments from the town engineer. They have updated the calculations and relocated two catch basins. There will be yard drains in the rear. Nothing will be directed to the wetlands; it will be directed to the stormwater management basin. Mr. McEvoy stated that they have detailed soil and erosion control

plans which were reviewed by the town engineer. All drainage will be directed away from the wetlands. He stated that the project is for the same number of units as

previously approved. The water quality has been increased and there are no direct wetlands impacts.

William Root, soil scientist, Milone and MacBRoom stated that he worked on the original application. He stated that he recently went out to the site and the wetland boundaries have not changed. There is a stone wall along the wetlands boundary. There is a small brook on site. He stated that there would not be any negative impacts to the wetlands or downstream.

There are minor revisions mostly with the handicap access and parking. They also submitted an erosion control plan. He stated that no sediment will go into the watercourse or wetlands and there will be no real significant change.

Atty. Smith stated that this is a partially completed project.

Don Smith stated that he submitted his report dated July 24 and has reviewed the new information. He also met with the applicant and most of his comments have been incorporated into the plans. He stated that the Commission needs to determine if it is too close to the wetlands and if it is significant then alternatives would need to be submitted. There are two units that are within the 100 foot review area. Mr. Smith asked the applicant if there will be an association that will work on the property. He also stated the previous approval included reports of the storm water management system and none have been submitted at this time. He stated that an invasive species management plan was submitted which will take three to five years to initiate. He also stated that a maintenance agreement with the Town will need to be done and they will need to designate a responsible person that can be contacted if necessary. There is an extensive planting plan for the area behind the units and some modifications were made at the request of the residents. Mr. Smith stated that he did not know if that was ever acted on by the Commission.

There was no public comment.

Ryan McEvoy stated that Units 11 and 12 extend out further and the driveway also extends a little further. He stated that nothing drains toward the wetlands, it all goes into the detention basin and is treated.

Atty. Smith stated that the number of units has not increased. The area that was going to be landscaped is now a lawn area.

Mr. Smith stated that a condition of the original approval was that reports were to be submitted and they never were. Mr. Pendry stated that the previous Commission, Chairman and WEO did not want the reports. He stated that the residents wanted a lawn area. Atty. Smith stated that they will work with the Association on the reports.

William Root stated that the original plan included a promise to remove debris and that is why it was noted as a restoration area. Atty. Smith stated that when there are no adverse impacts there is no need for prudent alternatives.

There was no public comment.

MOTION: B. Koskelowski/J. Forsyth to close the public hearing.
Motion Carried 5-0.

The public hearing was closed at 7:55 p.m.

Respectfully submitted:

Maryanne DeTullio
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