



MINUTES

March 24, 2011

PRESENT: Frank Wong, Chair, John Hall, Elizabeth Craig, Dennis Delaney, Jill Alibrandi, Elisa Pollino, Richard Reiter

ALSO PRESENT: Patricia Sesto, Dir. Environmental Affairs; Liz Larkin, Recording Secretary; Clarissa Cannavino, Gregory & Adams; Kate Throckmorton, Environmental Land Solutions; Erik Lindquist, Tighe & Bond; Rob Sanders, Rob Sanders Architects; Suzanne Wilkins, Applicant

I. CALL TO ORDER

Mr. Wong called the meeting to order at 7:30 p.m.

II. PUBLIC HEARINGS

**A. WET#2008(S) – TEACHERS INSURANCE & ANNUITY ASSOCIATION OF SW CT
– 10 Westport Road – construction of surface parking spaces within a regulated buffer**

Ms. Sesto read the new documents into the record.

Ms. Cannavino confirmed that their consultants would respond to the staff report dated March 24, 2011, and the report from Town Engineer Ahern. Ms. Cannavino requested that the full record of WET#1977 be added to the record. Ms. Sesto asked if they could request target pieces instead of the full record.

Ms. Throckmorton provided a response letter to the commission and reviewed the concerns from the staff reports. She noted that they looked for alternative areas for the parking that is required per zoning regulations. They were looking to minimize site disturbance and there are some steep slopes which made this task difficult. They would need to install 10 ft. retaining walls to construct the parking in the area that was suggested by the Conservation Commission. She added that parking under the ramp would need to be in the original “V” shape which was denied under WET#1977. Ms. Sesto asked if the applicant had sketches of the alternatives considered to which Ms. Throckmorton replied “no”.

Ms. Throckmorton added that other locations for the parking will require tree removal in a

wooded area. The area they are proposing will have less impact on the woodland than the previous application and they plan on revegetating the disturbed areas which will also assist with thermal pollution. She noted that there will be 79 trees removed, which is less than the 88 trees in the previous proposal. Kate Throckmorton also looked at areas for restoration and proposed additional planting of 3 river birches.

Mr. Lindquist responded to the staff report and Memorandums from the Town. He noted that the phase I will include constructing the infiltration, water quality structure, outlet control structure, and endwall improvements despite being located in phase 2.

Mr. Lindquist pointed to the pollutant loading calculations in Tab “F” of the Engineering Report Appendix. They are no longer proposing catch basin inserts, instead the hillside construction will drain to the infiltrator and pretreatment unit. Mr. Lindquist confirmed they completed an additional percolation test and there was a good rate of 24” per hour. The catch basin system should be cleaned out every 1 – 2 years. There was a discussion about the reduction of disturbance from the last application.

A discussion ensued about the oil grit separator for treatment of roof runoff. Mr. Lindquist described the various discharge points, at least two of which are direct to the wetland and stream. Questions regarding the efficacy of the oil/grit separators were raised. Mr. Wong noted that the commission would pursue a higher standard of storm renovation due to the location of the building over the watercourse. The oil grit separator does not assist with thermal pollution and to reduce that impact, a longer distance between the discharge point and the regulated resource is needed. Ms. Sesto noted her experience is that these units do not protect the wetlands and watercourses sufficiently as stand-alone devices.

Mr. Lindquist addressed Mr. Delaney’s previous question, confirming that the HEC-1 report warning was a timing issue with the system and that it was only a small percentage off which showed as a warning on the report. The warning does not invalidate the conclusions of the report.

Mr. Lindquist noted that there will be a regular manhole in response to Town Engineer Ahern’s concern relating to the slope. Ms. Sesto asked if the State is aware of the work that is being proposed on state property to which Mr. Lindquist responded affirmatively. She requested a letter from CT DOT for the record.

Mr. Wong raised concern about maintaining the stability of the slope above the phase I parking lot and questioned the vegetation changes. Mr. Lindquist confirmed that there is no impact by diverting the small amount of water off the hillside. Ms. Throckmorton added that the hillside receives its water needs from rain and the soil beneath will remain unchanged. She added that they could add a curtain drain to keep the predevelopment watershed drainage pattern in tact if the commission desired.

Ms. Alibrandi noted that there is little to no difference in paved surface from the last wetland application and asked if the area of disturbance and impervious surface will be the same. Mr. Lindquist added that the big difference in this last application is the savings to the hillside. Ms. Alibrandi was comfortable with the smaller plan and closer proposal.

With no further questions from the commission, Mr. Wong asked for public comment. There

was none. The Public Hearing will be continued to April 14, 2011.

B. WET#2009(S) – GUERON – 24-30 Cannon Road – construction of 25 new residential units and other site improvements within a regulated area

Ms. Sesto read the letter from Casey Healy, dated March 24, 2011 requesting a continuation of the Public Hearing until the April 14, 2011 commission meeting.

With no further comments from the public, Mr. Wong continued the hearing to April 14, 2011.

III. APPLICATIONS READY TO BE REVIEWED

A. WET#2006(I) – WILKINS – 93 West Meadow Road – reconstruct garage and other site improvements within 100 ft. of wetlands (cont.)

Mr. Sanders read the letter from Cynthia Rabinowitz of ConnSoil into the record. This letter indicates the existing conditions and the proposed construction and mitigation features of the proposal.

Ms. Wilkins spoke on behalf of her application. She explained how she looked for homes with water and would like to improve the site based on the recommendations from the commission. She has a young child who likes to ride a bicycle but they do not have enough room to store these recreational items in her existing garage.

Mr. Wong requested that the lawn be delineated, especially in the upper right portion of the plan. Ms. Sesto added that the matrix of groundcover between the plantings be included for review as well. There is currently a deer fence which should be extended to the limit of the property to avoid over-grazing.

A discussion ensued relating to the distance to the wetlands from the proposed shed location. The application shows the shed 29 ft. from the wetlands. The garage is 45 ft. from the wetlands. Ms. Alibrandi asked the agent to confirm if the commission would be able to approve select pieces of the application. Mr. Sanders confirmed the addition is the most critical with the stairs and garage being important to the home owner as well. He noted that the shed was not critical but they have diminished the size from the original request. Ms. Sesto noted that the distance runoff from the shed has to travel before getting to the wetland is 75 ft. While the shed itself is 29 feet from the wetland boundary, that distance is cross slope, not downslope. The Homeowner recognized the Commission's concern about fertilizers not escaping the shed and made representations regarding fertilizers in the shed as being only organic materials and kept in bins to avoid possible leakage.

Mr. Hall MOVED to approve WET#2006 with the General and normal Special Conditions and the additional Special Conditions that the agent stipulate the plant sizes, provide a matrix between the plantings, deer protection be installed, no mulch will be added, and the plantings must be completed within 6 months of receiving a certificate of occupancy. A bond will be required prior to any construction. Ms. Alibrandi SECONDED and it CARRIED 7-0-0.

IV. APPLICATIONS TO BE ACCEPTED

- A. WET#2015(I) – STANDARD PETROLEUM OF CT – 287 Danbury Road –**
enhancements and renovations to repair facility and convenience store within a regulated area.

Ms. Sesto described that the applicant is asking for this application to be accepted at an Intermediate Level. The application includes 114 cubic yards of material in highly disturbed areas in excess of 100 feet from the Norwalk River. Additionally, the berm of the railroad separates the work area from the river. The applicant addresses the stormwater concerns by connecting to existing drainage.

Mr. Wong MOVED to accept WET#2015 as an Intermediate Application, SECONDED by Mr. Hall and CARRIED 7-0-0.

- B. WET#2016(S) – WILTON FAMILY YMCA – 404 Danbury Road –** pond restoration

Ms. Sesto explained that the applicant would like to be accepted as an emergency permit to respond to storm damage. The timing of the damage places them in danger of not being able to serve their summer camp. Ms. Sesto noted that the application is straight forward and the activity would improve the swimming hole. There is no connection to the river. This application includes a maintenance permit for the future.

Mr. Wong MOVED to accept WET#2016, SECONDED by Ms. Alibrandi and CARRIED 7-0-0.

V. APPROVED MINOR ACTIVITIES - None

VI. CORRESPONDENCE - None

VII. OTHER APPROPRIATE BUSINESS

- A.** Municipal Inland Wetland Commissioner Training Program – the only Commissioner that has signed up is Ms. Craig. Mr. Reiter will complete the training on-line. Ms. Pollino will let Liz Larkin know if she can make it so that she can complete the registration.

VIII. APPROVAL OF MINUTES – March 10, 2011

Mr. Hall noted that he visited the 10 Westport Road site. Mr. Reiter noted a typo on page 3.

Mr. Hall MOVED to APPROVE the minutes of the March 10, 2011 meeting as amended, Ms. Alibrandi SECONDED, and the Motion CARRIED, 6-0-1, with Mr. Reiter abstaining

IX. ADJOURN

Mr. Wong MOVED to ADJOURN at 9:23 p.m., SECONDED by Mr. Hall, and CARRIED 7-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary