

COPY RECEIVED
DATE: 2/3/2020
TIME: 12:45 PM
TOWN CLERK'S OFFICE

Seymour Inland Wetlands Commission
Public Hearing Minutes
6:30 January 27th, 2020
Bladen's Ridge Site Plan- Continuation of Public Hearing

Members Present: Micheal Flynn, Tim Connors, Jim Forsyth, Brian Koskelowski

Members Absent: PJ Wetzer

1. Call to Order

Meeting was called to order at 6:31.

2. Pledge of Allegiance

All stood for the pledge.

3. Seating of Alternates

There were no alternates to be seated.

The Chair read the following public hearing notification into the record.

Upon application of SHC Seymour Springs LLC to Conduct a Regulated Activity (Application Permit for Activity in, impact to/disturbance of wetland, watercourse and/or setback area) and for Stormwater Management Plan Review to facilitate the development of a residential community known as "Bladens Ridge"

Lisa Fienberg addressed the Commission and reminded them where they had left off from last meeting, stating that John Paul Garcia and Mr. Brian Nesteriak were to discuss over the last month and asked if John Paul Garcia could speak to the Commission on that discussion.

John Paul Garcia said that per his discussion with Mr. Nesteriak, they have made a few changes to the plan. These changes included;

- Changed all the grid separators to hydro-dynamic separators in front of all 6 storm water management systems

- Changed the lowest storm water management system from an underground system to an infiltration basin
- At the request of P&Z they were asked to put in a swale which is just below the snow storage area to pick up any snow melt so it does not go into the neighbor's property
- Swapped phases 4 and 6
- The back entrance is only to be used as an emergency entrance, otherwise it will be gated off.

Lisa Fienberg said that they had received a memo from Mr. Nesteriak in which a portion of it stated, "I do believe with the changes combined with the other elements of the storm water drainage system complies with the standards recommended by the state in common practice."

Brian Nesteriak said that his letter (which was submitted to the Commission) speaks for itself, although he was hoping for a more minimal impact design but that being said, legally they do meet the criteria. There are some things in there that if an approval were to be made they should be a condition of approval.

The Chair said there seems to be some conditions that the applicant provided in which were back and forth between a few different departments.

Nesteriak said that a lot of the issues brought up in his letter are typical conditions of approval.

Mike Flynn asked if they made any improvements with the hydrodynamic separators, is it over and above what is to be done with those separators.

Nesteriak said it was a matter of opinion and his opinion was that it was minimal but it complies with the states recommendations.

Lisa Fienberg said some of the things in Mr. Nesteriak's letter were P&Z related and she just wanted to remind the Commission of that in terms of attaching conditions of approval.

4. Public Comment

Cynthia Zukas from 270 Pearl Street asked about the Dept of Environmental protection and an update with the inspection from them. She asked if this vote would go into recognition without that report. She sees that he did some changes with the basins which is good, but she is still concerned about the wetlands behind the project. Will this change the existence of the wetlands and how will it affect all the trees and wildlife. She is asking about the box turtles and how they will be affected by the water that is the runoff from the wetlands right now. She is primarily worried about the water underground not as much the run off on the surface of the water.

Mike Flynn asked Mr. Nesteriak to comment his option on what Ms. Zukas had just said.

Brian Nesteriak responded by saying that the applicant should mention that they added 2 above ground detention basins and that his letter was based on that addition.

Lisa Fienberg stated that she did submit the report to DEEP about the box turtles. There will be an additional permit that they need to obtain from the state but that does not happen until they are completely finished with municipal approvals.

John Paul Garcia stated the snow shelf was put where it was to prevent the surface water run off into the neighbor's property. He said there will be some minor infiltration, but the idea is that the majority of it gets piped out into the catch basins. He said in his opinion 90% of the time, the people affected by this right now end up having an improvement in the downstream groundwater problems. Drainage into the wetlands in the southeast and southwest corners, will not be affected because they are not draining that way. There is no drainage from the site that currently goes that way.

Mike Flynn asked if everything flowed downwards, it would not make sense to say that the water is flowing upwards.

Garcia responded that was correct, this is not how the current flow patterns work at this time.

Mr. Nesteriak said there is a high point at one point on the map where it does naturally flow towards the south, however after the project is done it will flow into the drainage system. It is not a big difference.

Garcia said that this water is migrating and if it was a larger wetland they might be using that as a discharge point because it would be a natural discharge point, but they're not talking about a large area at all.

Lisa Fienberg wanted to submit for the record all the modifications that they have submitted and accommodated throughout the whole process. She asked to go over Mr. Nesteriak's comments in a little more detail, just to identify which comments were P&Z related verses IWC.

- The first set of comments relates to Earth work and phasing comments which fall within P&Z regulations, however she disagrees because when she reads that section of the regulations she sees a site plan permit that does not fall within this section of the regulations.
 - Mr. Nesteriak stated that ultimately this is a P&Z matter but it does affect wetlands because there is an earth work operation with crushing and processing

that will be occurring. This could end up affecting the downhill wetlands, so this is something they should consider. The Zoning regulations do not allow processing materials within 300 feet of a property line, his point is the locations of where the crushing and processing is happening is 40 ft away from another building. His recommendation is that crushing and processing materials should be limited to the regulations as much as possible.

- Mike Flynn asked Mr. Nesteriak to show him on the map where this is supposed to be located.
- Fienberg stated that the building Mr. Nesteriak was referring to is a piece of land that was approved to be an apartment complex, they have a plan approval. Nesteriak said he just thinks that rock crushing material should be moved away from the property line.
- Mr. Nesteriak requested some low impact development standards, but he agreed that they were in accordance with the stormwater manual.
- A robust maintenance program; one of the conditions is the submission of a town drainage maintenance agreement which would be subject to the Counsel's review.
- The intersection comments are all P&Z
- Miscellaneous comments, the 1st comment pertaining to riprap swale that is an IWC comment.
- The pervious pavers is an IWC comment
- No stock piling is an IWC comment
- The last 4 comments are P&Z and the 5th comment was a IWC
- The soil erosion manual is both a P&Z and IWC comment.

These comments are all "final plans shall include".

Tim Connors made a motion to close the public hearing.

Mike Flynn seconded.

Micheal Flynn- yes

Tim Connors-yes

Jim Forsyth- yes

Brian Koskelowski- yes

Public hearing was closed at 6:58pm.

Submitted by,

Malia McCool