

**DERBY INLAND WETLANDS AGENCY
DERBY, CONNECTICUT 06418**

**Frederick J. Columbo, Jr., Chairman
68 Seymour Avenue
Derby, Connecticut 06418**

**Philip Marcucio
Paul Dinice, Jr.
Paul Padilla
David Barboza II
Roger Birtwell**

November 10, 2010
(Meeting Taped)

Minutes of Derby Inland Wetlands Agency meeting of Wednesday, November 10, 2010 at Aldermanic Chambers, New City Hall, 1 Elizabeth Street, Derby. This meeting was called to order at 7:05 p.m. by Chairman Fred Columbo.

By roll call members present were Chairman Fred Columbo, David Barboza, Paul Dinice, Paul Padilla and Roger Birtwell. Also present was Ryan McEvoy, Milone & MacBroom.

Additions, Deletions, Corrections to the Agenda

There were no additions, deletions or corrections to the agenda.

Approval of Minutes

A motion to approve the minutes of the October 13, 2010 meeting was made by Mr. Birtwell, seconded by Mr. Barboza and carried unanimously with Mr. Dinice, Mr. Padilla and Mr. Columbo abstaining.

Public Portion

There was no one from the public wishing to speak.

Discussion of new and old business

(a) Engineering Fees: Milone and MacBroom, Inc. for the City of Derby

There were no bills from Milone and MacBroom to approve.

The meeting was recessed at 7:10 p.m. and resumed at 7:25 p.m.

7. Conduct a public hearing for: Schrade Water Street LLC, George M. Schrade – applicant. APPLICATION #10101301 – Seeking permission to conduct a regulated activity proposing to construct a canopy building, an industrial building and detention basins for its drainage system on property at 205 Water Street on Lot #237, Tax Map #8-7 and Lot #171, Tax Map #8-58.

Mr. Schrade presented copies of the certified mailings. A motion to open the public hearing was made by Mr. Birtwell, seconded by Mr. Barboza and carried unanimously.

unanimously. Alan Shepard, Norwakowski, O'Bymachow & Kane was present for the applicant. He stated that this property is located at the tail end of what was known as the Francini parcel. It is bordered by Route 8 on the east and Water Streeton the west. They are proposing to construct a canopy building and an industrial building for use in his business, which is a crane company. The canopy building will be open on the sides and the storage building would house some of the equipment and products for clients. They will be using the existing driveway which will be extended and will circle around the building.

Mr. Shepard stated that there are pockets of wetlands on the site and they are actually proposing to create a berm on the property. They will retain water in the wetlands area and then release it through a series of pipes into the existing brook. There will be water quality basins to catch the first couple of inches of rainfall and an under drain system underneath that. Mr. Shepard stated that some work will be done in the regulated area and there is an opportunity to enhance the wetlands areas.

Mr. Columbo stated that the Agency determined that this is a significant activity and therefore the public hearing is being held. It would be a plenary ruling if it is approved.

Mr. Shepard stated that they did consider other options with lineal galleys to get the same stormwater detention but the soil is not suitable to handle that and it would be problematic. It would break up the site and prove to be difficult. He stated that using the wetlands for recharge is not something that is usually done but in this case it would work and the wetlands are not of high grade quality.

Mr. Columbo stated that Milone and MacBroom issued a review letter dated 11/9/10 (copy attached) and also a preliminary meeting was held with staff and the applicant's engineer.

Mr. Shepard reviewed the letter and stated that they will provide more information on the feasible and prudent alternative. He stated that using the wetlands for detention is not usually done but the site has had multiple uses over the years and they can enhance the wetlands and clean them up. The planting plan will create more wetlands. He also stated that they will look at reducing the berm to minimize impacts. He stated that Jim McManus, the wetlands consultant will look at issues regarding the water runoff. Mr. Shepard stated that the plans will be revised to include the 50' regulated area. He stated that Mr. McManus did not feel that the project would require Army Corps of Engineers approval since it is isolated wetlands but they will look into again. He stated that they will also speak with Mr. McManus regarding the mitigation planting plan. They feel that the plantings should be low maintenance type plantings because of the type of use on the property. Mr. Columbo asked about maintenance of the basins and Mr. Shepard stated that Mr. Schrade will maintain them and he did not want to have them require heavy maintenance. Mr. Dinice stated that a maintenance schedule should be included on the plans and Mr. Shepard stated that he will add that.

Mr. Shepard stated that the discharge from the detention basins is directed to a water quality basins which will have emergency overflow pipes and they will look at that again

and may make some revisions. They will also add level spreaders at the outlet. They will add the location of the recently planted trees on the plans. As far as the outside storage area it will be gravel and the runoff will be the way it is now. They have also added that area to the drainage calculations and those were submitted as an addendum to the drainage report. He stated that there is enough storm water detention for the entire area and there is a reduction in the runoff from the property.

Mr. Ryan asked about what impact the decrease in the flow have on the off-site wetlands and they will review this with Mr. McEvoy. Mr. Shepard stated that they will also review the calculated time of concentration in the drainage report with Mr. McEvoy. They will include the sizing calculations for the proposed outlet protection pads in the plans. They will also add more detail to the plans regarding the soil and erosion control plans.

Mr. Shepard stated that if there are any floor drains in the building they will go to the sewage system. There will not be drains going to the watercourses and this will be reviewed further. Mr. McEvoy recommended that the catch basin immediately adjacent to the detention basin not include a hooded outlet and they will change that. They will add more detail to the plans regarding the roadway and will review the curbing to determine if it is needed. They will add the topographic information to confirm the direction of the surface flow in the proposed roadway. Mr. Shepard stated that they will modify the size of the parking spaces and they will be moved further away from the wetlands. They will also agree to put up the non-encroachment markers where necessary. Mr. Columbo asked if the parking area is tightened up if Mr. Schrade will be able to get the cranes around and Mr. Shepard stated that there should be no problems.

Mr. Columbo asked for any public comment.

Elizabeth Oraziotti, 235 Water Street was concerned about the water detention with the way it is being proposed. She felt that they will be adding more water to the wetland area and when there is a heavy rain now the wetlands area become flooded.

Phil Oraziotti, 235 Water Street stated that the entire area becomes a lake. Mr. Columbo stated that the State has done some work in the area to clear blockages and some problems have been resolved.

Mr. Oraziotti stated that there is a large hill there with water coming down. Mrs. Oraziotti stated that it has been a peaceful area for many years and a lot of work done to clean up the site and is concerned that it will now be disruptive. Mr. Shepard suggested that they contact him to discuss this. Mrs. Oraziotti stated that she was also concerned with the large grade. Mr. Columbo stated that the applicant will not jeopardize his investment and the project will be thoroughly reviewed before any decision is made. Mr. Schrade stated that he purchased the property so that they could have a right of way and have some frontage. He also stated that since the pipe has been cleaned out there has not been any problems with flooding and there is still some more work that will be done.

Mr. Barboza asked about the storage area and Mr. Shepard stated that it will be a concrete slab and will be used to store equipment that cannot be left outside. Mr. Barboza asked about the type of floor that they will have and Mr. Shepard stated that they are working with the structural engineer to determine that.

Mr. McEvoy stated that his review letter contained a lot of issues and the applicant has implied that they will supply a lot of the information requested. He stated that they are proposing to fill only a small portion of the wetlands on the site and the remainder are proposed to be a detention basin. The entire wetlands should be considered and they should quantify the total of direct wetlands impacts. He stated that it is up to the soil scientist to determine if this is federally regulated and if it is they will need approval from the Army Corps of Engineers. He stated that part of the regulation regarding significant activity required that the applicant provide mitigation. He agreed that there should be low maintenance plantings. He stated that he will review the drainage calculations with Mr. Shepard and will also review the comments from the soil scientist. He stated that the plans will have to be revised to include the comments made by Mr. Shepard.

Mr. Shepard stated that he will meet with the soil scientist and get a report from him.

A motion to continue the public hearing to the December 8, 2010 meeting was made by Mr. Barboza, seconded by Mr. Birtwell and carried unanimously.

A motion to adjourn was made by Mr. Barboza, seconded by Mr. Birtwell and carried unanimously. The meeting was adjourned at 8:35 p.m.

ATTEST:

Maryanne DeTullio

These minutes are subject to the Agency's approval at their next scheduled meeting.