

**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  
Roger Birtwell  
Nelson Cummings – Alt.  
Daniel Sexton – Alt.**

**March 13, 2013  
(Meeting Taped)**

Minutes of Derby Inland Wetlands Agency meeting of Wednesday, March 13, 2013 at Aldermanic Chambers, City Hall, 1 Elizabeth Street, Derby. This meeting was called to order at 7:00 p.m. by Acting Chairman Paul Dinice.

By roll call members present were Paul Dinice, Paul Padilla, Roger Birtwell and Nelson Cummings. Also present was Ryan McEvoy, Milone & MacBroom. Mr. Dinice stated that Mr. Columbo is ill and he will be acting Chairman for this evening's meeting.

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 January 9, 2013 meeting was made by Mr. Padilla, seconded by Mr. Birtwell and carried unanimously. Mr. Dinice noted that the February 13, 2013 meeting was cancelled.

Public Portion

There was no one from the public wishing to speak.

7. Frank Pepe – APPLICANT, APPLICATION #13021301, seeking permission to conduct a regulated activity – Proposing a two lot subdivision for new residential construction single family dwellings on LOT #133, TAX MAP #3-4, on Ida Avenue and Albert Avenue.

Fred D'Amico, Engineer was present for the applicant. He stated that revisions have been made to the plans based on the comments in the Milone & MacBroom review letter. He stated that the applicant is Fred Pepe, who is under contract to purchase the property. The site is approximately three acres at the end of Ida and Albert Avenues. He is proposing to split the parcel into two lots and have two dwellings; one off of Ida Avenue and one off of Albert Avenue. He stated that there are no wetlands on the property and it is approximately 170 to 200 feet from the closets wetlands. There is no activity in the upland review area. There will be detention galleys on both lots. The site is now wooded and they are only going to clear for the houses and driveways.

Mr. McEvoy stated that he did receive copies of the revised plans. He also noted that they have not submitted the State form which is required for all applications. He stated that the soil scientist report that was submitted is from 1999 and the Commission may request that the delineations be upgraded. He stated that additional drainage has been provided but he has not had a chance to review that. He did note that the grading of the driveway did not conform to subdivision regulations but it has been revised to accommodate that. Mr. D'Amico stated that this is the last piece of property from a large subdivision and the wetlands are shown on that record map.

Mr. Padilla asked if Mr. McEvoy has been out to the property and Mr. McEvoy stated that he has not because of the snow. Mr. Dinice stated that he went over the review letter and plans and it has been some time since the wetlands were delineated. Mr. Padilla stated that because of the grade he did not see how it could have become a wetlands area. He stated that he would like to look at the site. Mr. Dinice stated that it is a pretty substantial distance to the wetlands but would like to have the soil scientist report updated. He stated that he did not see the need for a public hearing. He stated that he did not see any problems with the application but would like to get the wetlands reverified. Mr. Birtwell moved that the application be tabled to get an updated soil scientist report. The motion was seconded by Mr. Padilla and carried unanimously.

8. Louise Salemme – APPLICANT, APPLICATION #13031301 – proposing to construct commercial buildings on LOT #22, TAX MAP #7-10 on 98 Pershing Drive.

John Mancini and Chris Gagnon from BL Companies were present for the applicant. Mr. Mancini stated that over the last year there has been a redevelopment of the property at the corner of Pershing Drive and Division Street. This property is just south of that. He stated that during the process of getting the application approved for the Walgreens site a joint driveway agreement was obtained. He stated that the site will be completely paved and there are no wetlands on the property. Mr. Mancini stated that they are in the process of preparing detailed plans to submit to Planning and Zoning for their approval. He stated that the details are not complete but there is going to be a reduction in the impervious area which will result in a net reduction in runoff. An erosion control plan is also being prepared. He noted that the railroad tracks are at the rear of the property and it is paved right up to those. He stated that all details on drainage will be worked out during the P&Z review.

Mr. Gagnon stated that there will be less runoff to the system as they are reducing the impervious surface. Mr. Dinice asked about water quality controls and Mr. Mancini stated that there will be oil/water separators installed. Mr. Dinice stated that the Commission is dealing with plans that are not complete at this point. He also stated that they should submit a letter from a soil scientist verifying that there are no wetlands on the site. Mr. Gagnon stated that they are not changing the drainage and all details will be reviewed in detail by P&Z.

Mr. McEvoy stated that the Commission could determine that no application is needed as there are no regulated activities proposed and it would be a declaratory ruling. He stated that the drainage will be reviewed jointly with this Commission and P&Z. Mr. Dinice stated that all the engineering work is incomplete but asked that they present

conceptual plans on the water quality before it leaves the site and also submit the letter from the soil scientist for the next meeting.

9. Engineering Fees: Milone and MacBroom, Inc. for the City of Derby.

Mr. Padilla moved that the following invoices from Milone and MacBroom, Inc. be paid - #62458, #62687, #62687 and #628463. The motion was seconded by Mr. Birtwell and carried unanimously.

A motion to adjourn was made by Mr. Padilla, seconded by Mr. Birtwell and carried unanimously. The meeting was adjourned at 8:05 p.m.

ATTEST:

Maryanne DeTullio

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