



City of Ansonia  
**INLAND WETLANDS COMMISSION**

253 Main Street  
Ansonia, Connecticut 06401

October 1, 2015

Regular Meeting

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Asst. *Debra Branch*  
CITY AND CITY CLERK  
ANSONIA, CONNECTICUT

Present: Tim Holman, Chairman  
Michael Bettini  
David Madar  
Larry Pellegrino

Absent: Kevin Cegelka  
John Jones  
William Malerba

Others Present: Tom Welch, Attorney

The Regular Meeting of the Ansonia Inland Wetlands Commission was called to order at 7:05 p.m. by Chairman Tim Holman.

All present rose and Pledged Allegiance to the Flag.

The secretary called the roll.

There was a quorum present.

Chairman Holman thanked the commissioners for attending the meeting this evening.

### Approval of Minutes

Mr. Madar made a motion to accept as written with any corrections and place on file the minutes of the September 3, 2015 Regular Meeting. Mr. Pellegrino seconded. All in favor, so carried.

IWC100115

## **Approval of Bills**

None

## **Correspondence**

Mr. Bettini made a motion to accept and place on file any correspondence received. Mr. Madar seconded. All in favor, so carried.

## **Public Session**

Chairman Holman asked if there was anyone from the public who wished to address the Commission. There was no one present from the public.

Mr. Madar made a motion to close the public session. Mr. Pellegrino seconded. All in favor, so carried.

## **IWC Permit Fees/Bonds & Update IWWC Regulations**

Tom Welch, Attorney was present.

Attorney Welch gave everyone a copy of the final draft regulations. He said he incorporated all of the suggestions and revisions that were discussed at last month's meeting. Page 27 has a typo error which he will correct and forward a revised sheet to the secretary.

Chairman Holman discussed the drainage standards for a 100 year storm and no net increase in flow from the property.

Mr. Bettini said that one piece of property with a single family home doesn't have to go to P&Z but it will go to IWC.

Mr. Pellegrino said everything goes to Inland Wetlands before it can go to P&Z.

Attorney Welch said your Commission does that for non-regulated activities. Usually it is handled administratively.

Mr. Madar said Ansonia doesn't have anyone to handle it administratively so it comes to the Inland Wetlands Commission for review.

The discussion continued on the process for a regulated activity and a non-regulated activity including subdivisions, single homes and commercial developments that must be approved by both P&Z and IWC. Mr. Bettini said we have a 100 year storm requirement implemented for all

development. He noted the drainage standards for a 100 year storm and no net increase in flow from the property. Mr. Pellegrino said that requirement has always been in the regulations. Mr. Bettini stated all building including single lots come before IWC to determine if it is regulated or not regulated. The thought was why a single family lot must go to IWC before it is approved for building. Mr. Pellegrino said everything must go to IWC before it is approved or building. Attorney Welch said for non-regulated activities it is handled administratively. Mr. Madar noted Ansonia doesn't have an IWC Officer to handle it administratively therefore everything has been before IWC for review as to whether it is regulated or non-regulated.

Attorney Welch said you are regulating wetlands and watercourses. If there is a lot with no wetlands it is not regulated. If there is wetlands on the lot it is regulated.

Chairman Holman said someone comes before IWC and there are no wetlands we don't regulate it.

Chairman Holman asked if the commissioners looked at the fee structure. Mr. Bettini questioned fees for single family homes.

There was discussion on the fee schedule and the commissioners agreed they were reasonable. Mr. Pellegrino asked if the fees are in line with the surrounding towns.

Attorney Welch said that Ansonia fees follow Woodbridge. It was the consensus last month to follow Woodbridge's fee schedule. They follow the DEEP Model formula. He said it is helpful to adopt the Model Regulations because as the laws change, they send the updates to change the regulations and the City can amend the sections that have been changed and keep their regulations up-to-date.

The commissioners discussed adopting the Regulations and the Fee Schedule presented. Mr. Madar said he would like the other commissioners to be "on board" with the new Regulations and Fee schedule before they are adopted. Attorney Welch said that the Commission has to hold a public hearing first before they can adopt the new Regulations and Fee Schedule.

Mr. Bettini suggested the public hearing be held before the next regular meeting and then hold the regular meeting.

Mr. Pellegrino made a motion to hold a public hearing on the revised Inland Wetlands Regulations and Fee Schedule on Thursday, November 5, 2015 at 6:30 p.m. with the regular meeting to follow. Mr. Madar seconded. All in favor, so carried.

There was discussion on Woodbridge Manor development and on past procedures. There was discussion on Wetlands & Watercourse training seminars and when the next sessions will be held.

**Violations**

None

**Any other business to come before the Commission**

None

**Executive Session**

None

**November 2015 Meetings**

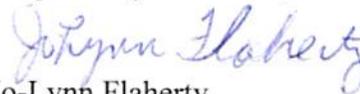
Public Hearing: Thursday, November 5, 2015 at 6:30 p.m. Revision of the Inland Wetlands Regulations.

Regular meeting: Thursday, November 5, 2015 at 7:00 p.m. or immediately following the public hearing.

**Adjourn**

Mr. Bettini made a motion to adjourn the meeting at 7:40 p.m. Mr. Madar seconded. All in favor, so carried.

Respectfully submitted,



Jo-Lynn Flaherty  
Secretary