



City of Ansonia
INLAND WETLANDS COMMISSION

253 Main Street
Ansonia, Connecticut 06401

Regular Meeting

March 3, 2011

RECEIVED FOR FILE

11 MAR -9 PM 3:03

Elizabeth Lynch
Asst. INLAND WETLANDS COMMISSION
ANSONIA, CONNECTICUT

Present: Tim Holman, Chairman
Kevin Cegelka
Jeff Gould
David Madar
Ed Phipps

Absent: John Jones

Others Present: Fred D'Amico, City Engineer
James Tanner, Zoning Enforcement Officer
Thomas Welch, IWC Attorney

The Regular Meeting of the Ansonia Inland Wetlands Commission was called to order at 7:00 p.m. by Chairman Holman.

All present rose and Pledged Allegiance to the Flag.

The secretary called the roll. There was a quorum present.

Minutes

Mr. Phipps made a motion to accept as written and place on file the minutes of the January 6, 2011 regular meeting. Mr. Gould seconded. All in favor, so carried.

Mr. Phipps made a motion to accept as written and place on file the minutes of the January 6, 2011 organizational meeting. Mr. Gould seconded. All in favor, so carried.

Bills

Mr. Phipps made a motion to pay all bills if found to be correct. Mr. Gould seconded. All in favor, so carried.

IWCRegMtg030311

1. Thomas Welch: bill for professional services dated 2/1/11: \$571.65
2. Marjorie Shansky: bill for professional services as special counsel:
Inv. 4315 for \$2887.50

Correspondence

Mr. Phipps made a motion to accept all of the correspondence received, dispense with the reading, and place them on file. If a member requests one read or acted upon the correspondence will be brought up individually. Mr. Madar seconded. All in favor, so carried.

1. Fred D'Amico: Release of IWC Bonds. Dtd. 1/30/11
2. James Finnucan/Housing Authority of Ansonia re: Riverside Apts permission to apply for IWC permit. Dtd. 2/28/11

Public Session

Chairman Holman asked three (3) times if there was anyone from the public who wished to address the commission. There was no one he asked for a motion to close the public session.

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

Steven Zuber: request to transfer IWC permit for 28 Moulthrop Street

Mr. Steven Zuber was present.

Mr. Zuber explained that Mr. Rohinsky had a permit with the Inland Wetlands Commission (Permit 2010B) and he withdrew the permit stating he was no longer going to build on the property.

Mr. Zuber said as the owner of 28 Moulthrop Street he will pursue the building on the property and is asking to transfer this permit to him. He said he has made a new application for the IWC permit in his name.

Chairman Holman asked Mr. Zuber if he was before the Planning & Zoning Commission.

Mr. Zuber stated he was before the Planning and Zoning Commission and they requested additional drainage and a snow shelf on the property otherwise everything else is the same as Rohinsky's submission.

Mr. D'Amico said that Mr. Zuber was before the Planning and Zoning Commission and they requested additional drainage which is a benefit to the site. He said Mr. Zuber made the changes requested by P&Z and they are all OK.

Chairman Holman asked if Planning and Zoning wanted anything else done on the site.

Mr. D'Amico said Planning & Zoning approved the Site Plan with the condition IWC grants Mr. Zuber a permit. They approved conditionally because there was already a permit granted for 28 Moulthrop Street. They did a site inspection and requested changes which Mr. Zuber completed. The changes improved the conditions on the site.

Mr. Phipps made a motion to accept the application for an IWC permit for a regulated activity for property located at 28 Moulthrop Street for a single family dwelling as substantially complete. Mr. Gould seconded. All in favor, so carried

Mr. Madar made a motion to classify the application for an IWC permit for 28 Moulthrop Street as a Class B permit – regulated activity. Mr. Phipps seconded. All in favor, so carried

Mr. Cegelka made a motion to approve with Conditions the request for an IWC permit by Steven Zuber for 28 Moulthrop Street because IWC permit # 2010B was already granted and additional improvements were instituted on the site. Mr. Phipps seconded. All in favor, so carried.

Chairman Holman said for a Class B regulated activity there is a permit fee and a cash bond.

Mr. Phipps made a motion to amend the motion to include the \$500 permit fee and the \$5000 cash bond. Mr. Cegelka seconded. All in favor, so carried.

Conditions:

1. All the Class B permit conditions in IWC Permit 2010B that are applicable to the application will be incorporated into this permit.
2. Silt Fence and hay bales are installed as needed for erosion and sedimentation control during construction.
3. Anti-tracking mud apron will be installed.
4. Permit fee \$500
5. Cash bond is \$5,000

Michael Horbal/Falcon Hall request to amend IWC Permit # 2009D

Mr. Marcus Puttock and Mr. Joseph Choromanki were present.

Mr. Puttock said there was an IWC permit granted to Falcon Hall on June 16, 2009 for the parking lot renovations. Subsequent to that application and approval the applicant found that there was more work that had to be done on the site. They have to remove the retaining wall and grade the area out. Even though this work is not adjacent to the brook it is within the 100 foot upland review area. He said that is the reason they came back to the Commission to get their 2009 approval modified.

Chairman Holman said the Commission did a site inspection of the property before the permit was granted to Falcon Hall. He asked about removing the retaining wall.

Mr. Puttock said that the area where the wall will be removed is on the south side of the parking lot behind the building.

Mr. D'Amico said they will repair and replace the wall behind the Falcon Hall building. There will be a small retaining wall there and it is not along the brook but within the 100' buffer area of the brook.

Mr. Cegelka said that there is a sewer line that runs along in there somewhere. He cautioned them to "be careful".

Mr. Madar asked if they will be removing the retaining wall and sloping the bank to the driveway.

Mr. Puttock said yes. There will be 75 feet of wall removed and they will grade it and slope it and put some rip rap in there on the slope.

Mr. Madar asked if they will be filling in the step.

Mr. Puttock said they will be cutting into it and making a transition of the area. There is 180 cubic yards that will be removed and it is 20 feet horizontal slope up. Ten feet in elevation over the 20 foot bend.

Chairman Holman asked if there were any other comments or concerns of the Commission.

Mr. D'Amico said that the bank should be OK. This work wasn't approved by the IWC and he said he felt that the Commission should see the change in the plan therefore he suggested to Mr. Horbal that they come back to the IWC for an amendment to the permit.

Mr. Tanner said the slope will end up being 1 to 1 ½ foot slope grade.

Mr. Cegelka made a motion to approve the amendment to IWC Permit 2009D for the modification of the plans for the Falcon Hall parking lot with the condition that the Permit fee of \$500 and the Cash Bond of \$5000 is paid. Mr. Phipps seconded. All in favor, so carried.

Mark Romano/Castle Lane Developers LLC request for IWC permit for 23 lot subdivision located on Castle Lane.

Mr. Mark Romano and Mr. Brian Nesteriuk were present.

Mr. Nesteriuk said he is presenting a new project located at 26 Gardener's Lane. It is approximately 14 acres and bounds Abe Stone Park and Gardner's Lane. The proposal is to extend Castle Lane 1400 feet for access to 23 single family homes. There will be 1.88 acres of open space. He said there was a similar application for this property in the early 1990's that was approved but the developer let the approvals run out and never developed the land. There is a soil scientist report stating there are no wetlands or watercourses out there. All of the lots will be connected to the City sewers. They are doing modifications and adding to the sewer system. There is no City water up there because there is no pressure. The homes will be served by wells.

Mr. Nesteriuk said the storm drainage system is for 100 foot flow and the water will continue to flow over land as it does now down to Gardener's Lane drainage system. The east lot will have an oil separator and a low flow chamber on the west side (he showed the members on the map).

Mr. Nesteriuk said this concludes his presentation. He asked if there were any questions.

Mr. Madar asked about a retention basin.

Chairman Holman said it is standard procedure for the commission to go out to the site for a site walk. The commission will table this to next month because IWC has to walk the site.

Mr. Madar said there may be snow cover on the site and the commission will not be able to walk it and see the land.

Mr. Nesteriuk said the snow is almost gone. It should be OK to walk.

Mr. Cegelka made a motion to hold a Special Meeting/Site Inspection on Saturday, March 26, 2011 at 9:00 a.m. on Castle Lane. Mr. Phipps seconded. All in favor, so carried.

Chairman Holman said that the Commission will also refer this project to the Conservation Commission, DEP, Southwest Conservation District and Kings Mark. He asked Mr. Nesteriuk to provide to the Secretary 4 more sets of maps and documents that will be sent out.

Mr. Nesteriuk said he will have them to her on Monday, March 7, 2011. He said he will provide four (4) complete sets including the map, drainage calculations, soil report and application.

34 Benz Street – Marcucio Site Inspection

Mr. Madar made a motion to continue to 34 Benz Street after the site inspection scheduled for Saturday, March 26, 2011. Mr. Gould seconded. All in favor, so carried.

Violations

Mr. Tanner said there are no new violations.

The City is still in court with 17 Hodio Drive (Tkacs).

Any other business to come before the commission

Release of IWC bonds.

A letter was received from Mr. D'Amico releasing the IWC bonds for the following:

1. Loureiro Engineering for Farrel's clean up in one of their buildings.

Mr. Phipps made a motion to release the IWC bond for Loureiro in the amount of \$5138.23. Mr. Madar seconded. All in favor, so carried.

2. Lisa Aldo for single family home on High Acres Road

Mr. Phipps made a motion to deny releasing this bond because the home was just finished and just received a C.O. Not enough time has passed to make sure the property is stable so the bond could be released. Mr. Madar seconded. All in favor, so carried.

Spring Street and Jewett Street (Kiely's Lane)

Mr. D'Amico discussed the violation and what is occurring on the property and off the property. He said if need be the Commission can always pull the bond if they have to.

Mr. D'Amico said there is a 100 foot line that should be put in there with a catch basin that should take all of the water.

Mr. Tanner said it will not stop the siltation. There is a shawl in the middle of the road where the water is coming from. He said that Kiely's Lane is not contributing to all of the water coming down there. There is water from above the road.

Mr. D'Amico said there should be a drain and catch basin in the middle of the road to help catch the water.

Mr. Tanner said the water coming off the hill still exists and has to be dealt with.

April Meeting

The April meeting is scheduled for Thursday, April 7, 2011 at 7:00 p.m.

There will be a site inspection on Saturday, March 26, 2011 beginning at 9:00 a.m. at Castle Lane and then immediately after Castle Lane the commission will go to 34 Benz Street for a site walk.

Adjourn

Mr. Phipps made a motion to adjourn the regular meeting at 7:55 p.m. Mr. Gould seconded. All in favor, so carried.

Respectfully submitted,


Jo-Lynn Flaherty
Secretary