



City of Ansonia
INLAND WETLANDS COMMISSION

253 Main Street
Ansonia, Connecticut 06401

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Madeline H. Bottone

1000 MAIN STREET
ANSONIA, CONNECTICUT

April 7, 2011

Regular Meeting

Present: Tim Holman, Chairman
Jeff Gould
John Jones
David Madar
Ed Phipps

Absent: Kevin Cegelka

Others Present: Tom Welch, IWC Counsel
James Tanner, ZEO

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

All present rose and Pledge of Allegiance to the Flag.

The secretary called the roll and there was a quorum present.

Approval of Minutes

Mr. Phipps made a motion to accept as written and place on file the minutes of the March 3, 2011 Regular Meeting. Mr. Jones seconded. All in favor, so carried.

Approval of Bills

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

1. Welch, Teodosio, Stanek & Blake: \$11.65

IWC040711

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. Gould seconded. All in favor, so carried.

1. Conservation Commission re: Castle Lane Subdivision.
2. Marjorie Shansky re: TUG LLC

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.

Mr. Jones made a motion to close the public session. 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

Attorney Cliff Hoyle, Mark Romano and Brian Nesteriuk were present.

Attorney Hoyle said there was a question of referring the application to King's Mark for a review. He said they looked through the present application and found no wetlands in the area. He said the King's Mark issue as far as wetlands is concerned is resolved. He said it is a matter of the applicant properly handling his drainage. He said there was a previous application and Inland Wetlands permit granted on this property.

Chairman Holman asked what year .

Attorney Hoyle said in the 1990's.

Chairman Holman said he believes the year was between 1988 – 1990 and the Inland Wetlands commission sends all large applications out to all of the agencies for review.

Attorney Hoyle said he knows the commission does a thorough job but King's Mark takes a long time to complete a study. All the applicants have is drainage and we just want to bring this to your attention.

Chairman Holman said the size of this subdivision our regulations allow us to do what is in the best interest to do as an Inland Wetlands Commission, we will do everything in our power to make sure we cover everything.

Attorney Hoyle said as a citizen of Ansonia I understand. The applicant has covered everything and there are no wetlands.

Chairman Holman said the Board will do it the right way. The proper thing to do is wait for the application and referrals.

Attorney Hoyle asked if the commission can schedule a site walk.

Mr. Gould made a motion to hold a Special Meeting and site walk on Tuesday, April 12, 2011 at 5:30 p.m. at Castle Lane. Mr. Jones seconded. All in favor, so carried.

Attorney Hoyle asked if there was anything else needed.

Chairman Holman asked that the applicant provide the maps needed for the referrals (Kings Mark, Southwest Conservation, Town of Seymour, RPA, DEP and Conservation).

Mr. Nesteriuk said he will have the maps to the secretary tomorrow by noon.

Mr. Gould said he is concerned that there is no water on the site. He said he knows the area and the nearest hydrant is Elaine Drive.

Mr. Phipps made a motion to send out the application to the agencies listed. Mr. Gould seconded. All in favor, so carried.

To Design/Ansonia Housing Authority request for IWC permit for site plan approval for improvements to the Riverside Apts on Riverside Drive

Mr. Glenn Martin and Mr. Mike Memmott, Project Engr. were present.

Mr. Memmott explained the project to the members. He said the Ansonia Housing Authority wants to secure the site at Riverside Apt. Complex. He said Glenn Martin drew the plans for the project.

Mr. Martin said they will rebuild two existing entrances and narrow them down. There will be brick walls at the entrance. At the side of the entrance they will be adjusting two catch basins to align with the driveways. The new pavement is in dark gray in the drawing. Part of the project is to relocate the two dumpsters. There will be walkways, handicap parking areas. He said they have submitted a Soils Report and there are no wetlands on the site however they are within 500 feet of the Naugatuck River.

Chairman Holman said the plan is to widen the sidewalks and improve the area. He asked if there will be fencing.

Mr. Martin said there will be some fencing – on the top of the brick walls and there will be wood guard rails.

Chairman Holman said the entrances will be controlling the flow of traffic going in and going out of the complex.

Mr. Memmott said correct – the cars going and coming out. There will be cameras that will pick up the license plates.

Mr. Memmott said that they were before the Commission a few months back to replace the Boiler House. He said the Ansonia Housing Authority wants to keep the residents safe in the area. The Police Department have been involved with the security. The driveway is one way. He said he met with the Fire Marshall and he is happy with the plan.

Mr. Gould said as long as the Fire Marshall is OK with it and knows the entrance is narrow.

Mr. D'Amico said they should show the designation from the FEMA guidelines, show the 100 year storm and show it on the existing map.

Mr. Martin said they have shown that information.

Mr. D'Amico said show it for the future so we have it on record when you come back to finish the project in that area.

Mr. Jones asked if there is existing problems with the water flow or any problems we don't know about.

Mr. Martin said no.

Mr. D'Amico said Ansonia Housing Authority is proposing other changes for the site. These changes not will not affect any drainage or the River.

Mr. Phipps made a motion to declare the application as substantially complete. Mr. Jones seconded. All in favor, so carried.

Mr. Phipps made a motion to classify the application as a Class B regulated activity permit. Mr. Gould seconded. All in favor, so carried.

Mr. Phipps made a motion to approve with conditions the Class B permit for Riverside Drive Apartments, Olson Drive. The permit fee is \$500 and the Cash Bond is \$5000. Mr. Jones seconded. All in favor, so carried.

Schedule site inspection – 34 Benz St. Marcucio

Chairman Holman asked Mr. D'Amico and Mr. Tanner the last time that they were at 34 Benz Street.

Mr. Tanner said June 10, 2010

Mr. D'Amico said last year.

Mr. Tanner said that Mr. Marcucio's attorney Mr. Ed Androski said that the Commission can go to the site any time that they want and whenever they want. The owner gives permission to walk the property.

Mr. Gould said he would prefer going to the site as a group.

Mr. Gould made a motion to schedule a site inspection for 34 Benz Street on Saturday, April 9, 2011 at 9:00 a.m. Mr. Madar seconded. All in favor, so carried.

Violations

None

Any other business to come before the Commission

Chairman Holman thanked everyone who attended the Land Use Seminar on March 12th.

May Meeting Date

The May 2011 meeting date is Thursday, May 5, 2011 at 7:00 p.m.

Executive Session (if needed)

None

Adjourn

Mr. Phipps made a motion to adjourn the meeting at 7:45 p.m. Mr. Gould seconded. All in favor, so carried.

Respectfully submitted,



Jo-Lynn Flaherty
Secretary