



City of Ansonia
INLAND WETLANDS COMMISSION

253 Main Street
Ansonia, Connecticut 06401

June 6, 2013

Regular Meeting

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Elizabeth Lynch
Asst - TOWN AND CITY CLERK
ANSONIA, CONNECTICUT

Present: Tim Holman, Chairman
Michael Bettini
Jeff Gould
David Madar

Absent: Kevin Cegelka
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 7:15 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.

Approval of Minutes

Mr. Bettini made a motion to accept as written and place on file the minutes of the May 2, 2013 Regular Meeting. Mr. Madar seconded. All in favor, so carried.

IWC060613

Approval of Bills

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

1. Thomas Welch, IWC Attorney: Services to IWC, Invoice dated 5/6/13: \$75.00

Correspondence

Mr. Madar 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. Bettini seconded. All in favor, so carried.

1. Don Schmidt, Coastal Carriers; E-Mail from DEEP regarding the use of millings dated 5/14/13 and a letter from Meyers Associates regarding the use of millings dated. 4/18/13
2. Prestige Builders re: Release of IWC bond for lots 4 (1 Valentine) and lot 5 (3 Valentine) dated. 5/8/13

Public Session

Chairman Holman asked if there was anyone from the public who wished to address the Commission. He asked three (3) times. There was no one.

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

Coastal Carriers re: Amendment to IWC Permit to change the grade on the property

There is no one present.

Mr. D'Amico said he received a copy of the letter regarding the material on Coastal Carrier's property. The material is millings. This letter was presented at the P&Z meeting because an application for Special Exception for change in grade will be before them. The letter states Coastal can use the millings as fill. The State of CT regulations are in the process of changing however right now it is allowed. He said Coastal Carriers meets the State Regulations and he sees no problem. There are no wetlands issues with that project. Coastal Carriers has to go to P&Z for the final grading plan.

Mr. Gould said the last sentence in the letter regarding reusable asphalt material states it is prohibited to be used to fill or contour the land.

Mr. D'Amico said right now it is allowed to use millings. The last sentence says "material as used as is".

Chairman Holman asked if there are any more concerns.

Mr. D'Amico said there are no wetlands on the site and the issue was the problem with the use of the millings as fill. He said he has no problem with it.

Mr. Madar made a motion to grant an amendment to the IWC permit for Coastal Carriers. Mr. Gould seconded. All in favor, so carried.

Natale Giaimo/Casa Nuova Development LLC request for permit for single family home to be located at 14 Woodbridge Manor Road

Natale Giaimo was present.

Mr. Giaimo stated that his engineer could not be present this evening. He said he would like to continue to next month because he is in the process of doing the test holes as requested by Inland Wetlands Commission. He said that his engineer could not do the test holes before this meeting. He asked if the Commission was able to get the Soil Scientist they hired up to the site.

Chairman Holman said the Commission will hire him this evening.

Mr. D'Amico said we will hire a Soil Scientist to evaluate the site. He said the Commission will table the application this evening to give you an opportunity to do the test holes as requested by the Commission last month.

Mr. Giaimo requested the Inland Wetlands Commission table this application to the next meeting. He said he is granting the Inland Wetlands Commission an extension of time to the next meeting.

Mr. Madar made a motion to hire a Soil Scientist for 14 Woodbridge Manor Road. Mr. Bettini seconded. All in favor, so carried.

Mr. Gould made a motion to table this application to the next meeting. Mr. Madar seconded. All in favor, so carried.

Mr. Gould made a motion to accept the extension of time granted by Mr. Giaimo. Mr. Bettini seconded. All in favor, so carried.

Timothy Walsh request for permit for single family home to be located at 144 Silver Hill Passway

Timothy & Jane Walsh were present.

Mr. Walsh said there are no wetlands on the property. He provided a soil report stating there are no wetlands on the property.

Mr. Tanner said that page 2 of the report is specific that there are no wetlands and no wetland soils on the site.

Mr. Bettini said the slopes involved are steep, does it have to go the P&Z because of the slopes.

Mr. Tanner said everything is well within the Zoning Regulations. The property being developed on the site is flat. The driveway is 8% grade and one small area is 10% grade. The property drains go to the rip rap apron and it is well within the boundary of the property.

Mr. Bettini made a motion to grant a Class A permit for a non-regulated activity to Mr. Walsh for property located at 144 Silver Hill Passway. Mr. Gould seconded. All in favor, so carried.

Dominic Thomas/First Hartford Realty Corp. for Cumberland Farms request for site plan approval

Ms. Shannon Rutherford, Vanasse Hangen Brustlin, Inc. (VHB) representative was present.

Ms. Rutherford said she is representing Cumberland Farms and the three properties that will be included in the application (3 Pershing Drive, 19 Pershing Drive and 79 Division St.). They are all part of the proposed project. She said it is noted on the application and in the Soil Scientist Report that there are no wetlands, no watercourses and no upland review area involved on these sites. There is standard drainage.

Mr. D'Amico said he spoke with the engineer and Attorney Thomas and there are no wetlands and no wetland issues on the sites. He said the Commission should be able to grant them approval. The zoning issues will be handled at Planning & Zoning.

Mr. Bettini made a motion to grant a Class A permit for a non-regulated activity to Cumberland Farms for property located at 3 & 19 Pershing Drive and 79 Division St. to expand their store. Mr. Madar seconded. All in favor, so carried.

Violations

Mr. Tanner said there are no new violations.

IWC Bonds – Fred D'Amico, City Engineer

Mr. D'Amico said that he is still in the process of reviewing the properties with the bonds.

Prestige Builders – A.J. Grasso

Mr. Grasso is present.

Mr. D'Amico said that there is a \$27,000 IWC bond in place for Hunter's Landing Subdivision. He asked how many houses were approved in this subdivision.

Mr. Grasso said there are 12 lots at \$3000 per lot. He said the Commission has released lots 1, 11 and 12. There are nine lots not released. He said he is asking for two lots this evening. Lots 4 and 5.

Mr. D'Amico said he has no problem with lots 4 and 5. There are no problems on those two lots.

Mr. Grasso said there are still seven (7) more wetland bonds that the commission is holding. He said in the future he is not going to ask for release of the bond until he no longer owns the property. He said if the new owner installs a pool and there is a problem it is the new owner's responsibility.

Mr. Madar made a motion to release the bonds for lot 4 and lot 5, Hunters Landing Subdivision. The total is \$6000. Mr. Gould seconded. All in favor, so carried.

There was discussion on stabilizing the lots before they are sold and that the property will not receive a Certificate of Occupancy if everything is not in order.

Any other business to come before the Commission

None

Executive Session

None

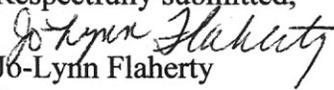
July 2013 Meeting:

The July meeting date is Thursday, June 11, 2013 at 7:00 p.m.

Adjourn

Mr. Madar made a motion to adjourn the meeting at 8:00 p.m. Mr. Gould seconded. All in favor, so carried.

Respectfully submitted,


Jo-Lynn Flaherty
Secretary