

MINUTES  
INLAND WETLANDS AGENCY  
APRIL 27, 2016 - 7:00 P.M.  
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Ashworth, Sutphen, Furlong, Williams  
Staff: Jones, Galetta, Dickson

Chairman Scott called the meeting to order at 7:00 p.m. and sat Furlong for Block.

II. PUBLIC COMMUNICATIONS – None

III. APPROVAL OF THE MINUTES

1. April 13, 2016

MOTION: To approve the minutes of April 13, 2016, as written

Motion made by Sutphen, seconded by Furlong, so voted unanimously.

IV. PENDING APPLICATIONS

1. IWA 16-02, Watrous Subdivision, 0 Grove Avenue

Staff noted that this applicant has not yet submitted revised plans.

2. IWA 16-04, U-Haul Self Storage, 187 Gold Star Highway

Engineer Paul Biscuti, of DiCesare Bentley Engineers, and Soil Scientist Jim Cowen presented the revised plans for the U-Haul Self Storage Facility to the Agency. The location is comprised of 2 parcels that total approximately 5 acres. It is located across from Wal-Mart and has frontage on Gold Star Highway (Route 184) and on Pamela Avenue. The proposal is to build a new storage building with a footprint of over 90,000 sq. ft. The facility will sell moving supplies, rent vehicles and movable pods, and provide storage cubicles of various sizes. Currently, all the stormwater drains to a wetland on the western portion of the site. The roof drainage has been separated from the parking lot system and outlets to the same wetland in a different location.

Biscuti described the site which will be developed as a filled area with a retaining wall. He described the stormwater management system. Runoff from the new development will go to a bioretention basin and then level spreaders to discharge over a larger area.

Jim Cowens, a certified professional wetland scientist and registered soil scientist, described the history of the site and stated that the wetlands were delineated around November or December. The area is classified as wooded swamp. It has relatively native species and very few invasives. The plan is to keep the canopy in order to minimize any invasives that exist and protect the water quality.

Cowen discussed the planting plan for the site. The plan is to use entirely native species that are appropriate for the site. The plantings will also have several different

functions such as capturing sunlight, screening residential dwellings on Pamela Avenue, revegetating the slope, and providing additional water treatment. Additional trees will be added to supplement the plantings. Post construction, plantings will be concentrated in areas where there is more active flow.

Biscuti addressed the Agency's concerns about the impact of the Ramada Inn stormwater drainage modifications noting that the plan was designed in accordance with DOT and CTDEEP stormwater manuals with some minor changes to accommodate the site specifically. Doing work on the adjacent site will provide stormwater treatment for drainage that currently has no treatment at all. It will go to hydrodynamic treatment and the level spreader but will not go into the underground detention center.

The Agency also had questions or concerns relative to parking and increase in impervious area, onsite oil or gas storage and vehicle maintenance, and what restrictions are placed on public storage facilities.

Staff noted that east of the site there is a small wetland. It is associated with a former restaurant and was created as a small detention basin.

**MOTION:** To approve the U-Haul Moving and Storage application for the following reasons:

1. There is no loss of wetlands or watercourses associated with this project.
2. The applicant has developed a stormwater management plan that will adequately treat the stormwater prior to discharge to the wetlands.

This permit is subject to the four standard conditions and the following additional conditions:

1. The Erosion Control Plan shall include the flagging and inspection of the clearing limit line prior to the start of construction.

Motion made by Sutphen, seconded by Williams, so voted unanimously.

3. IWA 16-05, Northeast Interceptor Sewer Clearing, Fishtown Pump Station through Judson Avenue

Staff reviewed the location of the sewer clearing noting that the same techniques will be used as when the first sewer clearing project was performed.

**MOTION:** To approve the Sewer Easement Clearing application for the following reasons:

1. The clearing will be done with hand tools or a brush cutter and the soil will not be disturbed.
2. There will be no excavation or filling as part of this project.

This permit is subject to the four standard conditions.

Motion made by Sutphen, seconded by Ashworth, so voted unanimously.

V. NEW BUSINESS

1. Report of Chair – None

2. Report of Staff

Staff noted that one copy of the draft 2016 Plan of Conservation and Development (POCD) is available to the Agency for review and comment. Electronic copies are available on the Town website. Wildlife Magazine was also distributed to the Agency.

VI. ADJOURNMENT

Meeting adjourned at 7:44 p.m.

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Eunice Sutphen, Vice Chairperson  
Inland Wetland Agency

Prepared by Lynda Galetta  
Office Assistant II