

SUBJECT TO APPROVAL



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Minutes

Inland Wetlands and Water Courses Commission

Regularly Scheduled Meeting: February 13, 2018

Town Hall, Lower Level Meeting Room

617 Orange Center Road

Orange, CT 06477

Commission Members Present

Chairman Mangione called the meeting to order at 7:30 p.m. In attendance were, Vice Chairman Ross, Secretary Giovanelli, Commissioner Ruotolo, Commissioner Perfetto, Commissioner Ewen, Enforcement Officer Allen, and Recording Secretary Lynn Collucci, absent was Commissioner Hudson

Consideration of January 9, 2017 minutes

A motion was made by Commissioner Ruotolo, seconded by Commissioner Ewen to accept the December 12, 2017 minutes after changing the spelling of the word (seconed) to the correct spelling seconded, which is located under Consideration of December 12, 2017 Minutes. The motion carried 4-0-2 with Commissioner Giovanelli and Commissioner Perfetto abstaining.

Correspondence- Chairman Mangione noted for receipt a copy of Connecticut Wildlife January/February Issue, it will be available for viewing in the Wetland Office.

New Applications-

For Receipt-220 Edison Road-ET Real Estate LLC

For Discussion-200 Edison Road-Orange VALLC-

Kathryn Gagnon, P.E. of Langan Engineering and Environmental Services, project engineer for the applicant explained to the Commission that the Project is for the proposed construction of a one story building approximately 57,400 square feet, with 300 parking spaces. The whole project consists of 8.4 acres. The proposed project will have all new utilities and drainage. The landscaping and lighting will be installed according to the Town of Orange requirements.

Because the site has a higher elevation running approximately through the center of it, making a ridge, storm water flows to the east and to the west of the ridge. Soil borings indicated the east side soils were not as porous as the west side, therefore, as part of the grading plan, the majority of storm water from impervious areas will be directed to the western property boundary that is proposed to have an infiltration basin running the entire length of the property line, approximately 540 feet. The infiltration basin will except storm water flows at two plunge pools, both equipped with water quality control structures and approximately 330 feet of under-drains within the basin.

The eastern portion of the site will have two detention ponds to receive storm water, also through water quality structures and then be released at a controlled rate and volume to the existing drainage system on Edison Road.

Ryan Dean, Landscape Architect informed the Commission that they would be using wetland planting plugs 18" on center, and all native plantings for the infiltration/detention areas, that the areas would be seasonally mowed once a year weather and conditions allowing. A plan was not available for the wetland plantings. Discussion ensued among the Commissioners regarding having a written planting and maintenance plan, what type of fertilizer would be used, if any for the infiltration/detention areas.

Dean Gustafson, Registered Soil Scientist preformed a Wetland Inspection in December of 2017 and identified 3 small isolated wetland pockets, #1 located at the Northeast corner of the property, which is 400 sq. ft. in size. #2 is a 2000 sq. ft. area which is located at the south-central portion of the property and # 3 is a 400 sq. ft. area which is located at the Northeast corner of the property. All three areas were found to have similar qualities, supporting some wetland and scrub vegetation, no wildlife habitat, and having a lack of significant wetland function. Mr. Gustafson noted that the National Diversity Data Base for threatened and endangered species indicated there was the presence of an Eastern Box Turtle in the area of the site. Because the Box Turtle is also on Connecticut's endangered species list, protection measures during construction will include monitoring the site, or putting up some isolation barriers and possible training for the construction crew.

The Commissioners concerns were maintenance of the three areas, and who would perform that maintenance, a planting schedule, which would name the types of plants that are to be used. The Commission also agreed that the operators of the site and their landscaper should be given a maintenance plan for them to adhere to.

A motion was made by Vice Chairman Ross to approve the application with conditions.

1. To provide a planting plan and maintenance schedule to the Commission and also include the VA.
2. Permit will be issued upon completion and receipt of Contractor's Acknowledgment Form. Failure to do this will result in a cease and desist order due to lack of permit.

3. Any deviation from the approved site plan dated **01-03-2018**: revised **02-12-2018** prepared by **Langan Engineering** shall be brought to the attention of the Commission for further review. Failure to do this will result in a cease and desist order due to lack of permit.
4. The Commission shall be notified of any change in the engineering firm, currently **Langan Engineering**.
5. Wetland Enforcement Officer be notified for the inspection of sediment and erosion controls prior to construction. Sediment and erosion controls including mud tracking pad(s) shall be maintained throughout construction.
6. Prior to the Commission signing off on the Certificate of Occupancy an "as built" shall be submitted to and approved by the Commission or their duly authorized representative.

Enforcement Officer's Report-

Lot # 4 Farm River Estates-

Enforcement Officer Allen apprised the Commissioners that Lot #4 Farm River Estates had recently been sold, and also provided them with some background of the site to remind the Commissioners that the original developer had overstepped his wetland lines back when the house was built. Because of this the Commission had the developer put in a wall to note, where in fact the wetland lines were, which the developer had done. Now that it has sold, the new owners are not happy with the wall, they don't like the way it looks or that it seems to attract snakes. A discussion among the Commissioners ensued and the Commissioners decided that they would need the owners to submit an application to allow the Commissioners to know what the owners want to do to correct the problem. The Commissioners suggested that it would need to be something semi-permanent. Some options that the Commissioners offered were the possibility of monuments, or to lower the existing wall.

400 Dogwood Road-

Enforcement Officer Allen apprised the Commissioners that there has been a situation at 400 Dogwood Road in that every time that it rains the owners are getting water up to their front door. Another problem is that now their septic is failing. Officer Allen apprised the Commissioners that there has been a pond there since 1948 which had accepted the road drainage. Now that the pond needs to be dredged, the road drainage is causing flooding. Discussion ensued on how to alleviate this issue. Suggested was a possible berm, or to connect the two existing pipes together to by-pass the pond, or leave it as a wetland. The Commissioners agreed that Officer Allen should talk to the home owners to see if they would be agreeable to having the pond dredged and maintained.

A motion to adjourn the meeting at 8:30 was made by Commissioner Ruotolo, seconded by Commissioner Ewen, all were in favor. The next meeting is scheduled for **March 13, 2018**

Respectfully Submitted

Lynn Collucci
Recording Secretary