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SUBJECT TO APPROVAL

UN-APPROVED

Minutes

Inland Wetlands and Water Courses Commission

Regularly Scheduled Meeting: March 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 6:00 p.m. In attendance were, Secretary Giovanelli, Commissioner Ruotolo, Commissioner Perfetto, Commissioner Ewen, Enforcement Officer Allen, and Recording Secretary Lynn Collucci, absent were Commissioner Hudson and Vice Chairman Ross.

Consideration of February 13, 2018 minutes

A motion was made by Commissioner Ruotolo, seconded by Secretary Giovanelli to accept the February 13, 2018 minutes as presented. The motion carried 5-0-0 with all in favor.

Correspondence- None

New Applications-

For Receipt- None

For Discussion-220 Edison Road-ET Real Estate LLC

Christian A. DeAngelis, P. E. of Cabezas DeAngelis LLC, project engineer for the applicant explained to the Commission that the project is for the proposed construction of an owner occupied, two-story commercial building approximately 25,750 square feet, with a total of 94 parking spaces located around the building with 52 to be constructed and 42 to be held in reserve at the south side of the building for possible expansion in the future. There will also be a loading dock area. The whole project consists of approximately 4.64 acres. The property, now vacant was previously used as a golf driving range.

By way of background, Mr. DeAngelis explained that the original lot line bisected the wetlands, so he petitioned to the Town of Orange Zoning Board to move the lot line to the west in order to take it out of the wetlands. The property currently drains toward an adjacent vacant lot toward the west. Mr. DeAngelis appraised the Commission that the temporary impact to the existing wetlands would be 2,330 sq. ft., the permanent impact to the existing wetlands would be 1,750 sq. ft., the total impacts to the existing wetlands would be 4,080 sq. ft., the new wetlands to be created would be 3,665 sq. ft., and the total impact to the upland review area would be 32,620 sq. ft.

Storm water management will include a wet detention pond, located at the front of the building, using a portion of the existing wetlands on site and two long grass swales along the driveway with under drains to aid in infiltration. The rainfall depths were based on precipitation frequencies by NOAA for a 1-2-5-10-25-50 and 100 year storm event. The site is divided into three drainage areas, sub-area A, the largest, with run off going to the northwest, sub-area B runs off to the southwest, and sub-area C which flows easterly to Edison Road. Peak run-off for pre and post construction were calculated for each storm event. With the new storm water management system, peak run off rates and total volume were decreased for each sub area.

James McManus, soil scientist with JMM Wetland Consulting Services LLC visited the property in July of 2017 and again in January 2018 to delineate and identify the wetland area. Mr. McManus found a small isolated wet area located in the western part of the lot, with poorly drained soils that seasonally flooded, supporting vegetation such as, smartweeds, wool grass, goldenrod, New York ironweed, among others. Mr. McManus explained he considered it to be a wet meadow with no functionality. Mr. McManus also explained that the area would be enhanced by building more of a wetland area, utilizing shallow marsh plants, and native plants such as silky dogwood, winterberry and others.

Discussion ensued among the Commissioners with their concerns regarding the proposed detention pond and if it would be able to accommodate most of the drainage from the building. The Commissioners also had concerns regarding the loading dock area and what provisions would be used to take care of possible oil leaking from the delivery trucks. Another concern was the possible use of pesticides that might find their way to wetland area.

A motion was made by Commissioner Ewen, to approve the application with the following conditions.

1. A full set of drawings to be submitted to show the wetland planting sheet list (L-1).
2. To add a catch basin with some type of devise to take care of possible oil leakage from delivery trucks.
3. No pesticides are allowed to be used.
4. 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.
5. Any deviation from the approved site plan dated 2-6-2018: revised _____ prepared by Cabezas

DeAngelis Engineers & Surveyors 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.

6. The Commission shall be notified of any change in the engineering firm, currently Cabezas DeAngelis, throughout construction.
7. 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.

8. **Prior** to a building permit being issued for a deed restriction must be placed on the land records to ensure that the wetlands will not be disturbed. A copy of said restriction shall be submitted to the Commission at the time it is filed with the Town Clerk.

9. In the event that the detention pond is not maintained by the owner, the Town has the right to maintain the property and bill the owner.

10. **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.

Commissioner Ruotolo seconded, all were in favor, 5-0-0.

Commissioner Ruotolo made a motion to adjourn the meeting at 7:00 p.m., seconded by Commissioner Ewen, all were in favor. The next meeting is scheduled for **April 10, 2018**.

Respectfully Submitted

Lynn Collucci
Recording Secretary