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**APPROVED**  
**8-14-18**

### **Minutes**

### **Inland Wetlands and Water Courses Commission**

Regularly Scheduled Meeting: July 10, 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 7:33 p.m. In attendance were, Vice Chairman Ross, Commissioner Ruotolo, Commissioner Perfetto, Commissioner Ewen, Commissioner Hudson, Enforcement Officer Allen, and Recording Secretary Lynn Collucci, absent was Secretary Giovanelli.

#### **Consideration of March 13, 2018 minutes**

A motion was made by Commissioner Ruotolo, seconded by Commissioner Ewen to accept the March 13, 2018 minutes as written. The motion carried 3-0-2 with Vice Chairman Ross and Commissioner Hudson abstaining.

**Correspondence-** Connecticut Wildlife Publication, March/April 2018 issue.

**New Applications-**

**For Receipt-** None

**For Discussion-**

**Enforcement Officer's Report-** Pre-Application Meeting- for a Proposed Distribution Center at:  
161 Marsh Hill Road, Orange, Connecticut

John W. Knuff, Esq., of Hurwitz Sagarin Slossberg & Knuff, LLC, representative for the applicant, Scannell Properties appeared before the Commission with a pre-application proposal for a distribution center located at 161 Marsh Hill on a 41.33-acre piece of property. Mr. Knuff cited section 381-22 of The Orange Wetland and Watercourses Regulations ( Pre-application meeting) to decide whether or not the proposed application would involve significant impact activity to the wetland area.

Mr. Nathan Kirschner with Langan Engineering and Environmental Services explained to the commission that the applicant was looking to develop the 161 Marsh Hill Road site for a proposed 40,000 sq.ft. Service center, with a proposed 20,000 sq. ft. truck facility, apprizing the Commission that there would be no underground fuel tanks, everything that would be proposed would be above ground.

Mr. Dean Gustafson, Professional Soil Scientist of All-Points Technology Corporation, P.C. came before the Commissioners to explain that the parcel on 161 Marsh Hill Road for the proposed project consists of 5 wetland areas. Wetland area #1, as a large, complex, higher functioning wetland area, with a mature forest located at the northeast side of the property. The interior potion of wetland #1 appears to support some vernal pool habitat; the proposed development would be located more than 400 feet away, and storm water management located 300 feet away. Wetland #2 is an open water feature, constructed in the upland, most likely used for an irrigation basin at one time, and contains no vegetation. Wetland #3 contains 2 small vernal pool areas located in the interior of this wetland. The proposed development would be located at least 200 feet away from the nearest vernal pool area. Wetland area #4 is a manmade, large open water pond consisting of open mud flats and forested wetlands. Wetland #5 is a small isolated, man-made wetland constructed in uplands, consisting mostly of invasive species, such as Multifloral Rose. The Wetland areas with the highest functioning wetlands, #1, #3, and #4 would not be disturbed. Mr. Gustafson apprized the Commission that to meet the needs for the applicant, 3000 sq.ft. of wetland area proposed to be filled. The proposed filling would occur in wetland areas #2 and #5, as it was determined that these areas provide minimal to no wetland functions or values.

Discussion ensued among the Commissioners with respect to the presentations, and determined that there will be significant regulated wetlands activities and the proposed applicant will be submitting completed plans at the August 14, 2018 meeting.

A motion was made to adjourn the meeting at 8:09 p.m. by Commissioner Ruotolo, seconed by Commissioner Ewen, all were in favor.

The next meeting is scheduled for **August 14, 2018.**

Respectfully Submitted

Lynn Collucci  
Recording Secretary