UN- APPROVED
2-9-2021

Minutes
Inland Wetlands and Water Courses Commission
Zoom Meeting:
Tuesday, February 9, 2021
7:00PM

Commission Members Present
Commissioner Ruotolo called the meeting to order at 7:04 p.m. In attendance were, Secretary Giovanelli, Commissioner Ewen, Commissioner Perfetto, Commissioner Hudson, Commissioner Straube, Wetland Official Jack Demirjian, and Recording Secretary Lynn Collucci. Absent was Chairman Mangione.

For Discussion- Public Hearing for property known as 35 Old Tavern Road and 308 Racebrook Road

Wetland Official Jack Dimirjian read into the record the Notice of Public Hearing article which appeared both on Tuesday January 26, 2021 and Tuesday February 2, 2021 to inform the public of the Inland Wetlands Public Zoom Hearing on the following:
For property known as 35 Old Tavern Road and 308 Racebrook Road: Submitted by 35 Old Tavern Road, LLC. A proposed mixed-use development including construction of an approximately 134,00 sq. ft. mixed use building, existing pavement reclamation, grading proposed development seeks to permit work in 200 sq. ft. within the wetland for replacement of a storm drain outlet from the proposed detention system and stormwater treatment structure to the stream, and 0.85 acres disturbance in the upland review area relating to improvements to the existing parking area.A copy of this notice has been filed with the Orange Town Clerk. Additional information is on file in the Orange Health Department. Dated in Orange, CT, this 19th day of January 2021.

Attorney Margorie Shanski, representing the applicant gave a brief overview of the proposed project and noted that she felt the proposed project would provide needed improvements to Silverbrook. Attorney Shanski then invited Michael Ott, Professional Engineer to add to her overview. Mr. Ott showed an aerial photo taken in 2016 to show the area of the property. Mr. Ott explained that the site is mostly consisting of pavement and 5 buildings, noting that the pavement is currently very close to Silverbrook, approximately 5-7 feet. Mr. Ott explained that this proposal reduces the amount of impervious surface by adding islands in the parking area and allowing more protection to Siverbrook by increasing the distance from the edge of the pavement to

Silverbrook, also adding to the vegetation buffer. Mr. Ott noted that the applicants plan is to demolish the existing building in the center of the site and retain the other four buildings. Building 3 would be renovated, and buildings 2, 4, and 5 will stay as they are. Mr. Ott noted that there would be a lot of tree planting, removal of 3 curb cuts, noting that the site is 6.6 acres. Mr. Ott noted that the surface water for the whole site currently enters Silverbrook. Mr. Ott explained that the proposed project would greatly reduce the flow by a 30,000ft. area with the use of the proposed Sub surface storm water treatment structure. The runoff is forced to go thru a detention system to a stormwater treatment structure.

Commissioner Ewen asked Mr. Ott if they could pull back the 4 parking spaces that are closest to Silverbrook, Mr. Ott explained that they needed those spaces, and they had done there best to configure with the area they had. Secretary Giovanelli asked Mr. Ott if the surface water run off that enters road would be treated. Mr. Ott response was that they have not provided treatment for that, but they will force as much water as possible to the storm water detention system. Mr. Ott also noted that because of the elevations there it is difficult to grab all of the run-off. Secretary Giovanelli asked if Mr. Ott would consider using a deeper sump. Mr. Ott replied that based on his opinion the deeper sumps have a minimal effect. Mr. Ott noted that at the last catch basin they added a catch basin cap that would prevent larger items from passing thru. Secretary Giovanelli suggested more frequent maintenance checks. Mr. Ott responded that he had addressed this with the Town of Orange Engineer, Mr. Robert H. Brinton Jr., but of yet he has not gotten his revision back to Mr. Brinton. Secretary Giovanelli asked Mr. Ott to comment on the following questions which were in a memo dated February 5, 2021 from Town Engineer, Robert H Brinton Jr. Mr. Ott responded to some of the questions, and informed the Commissioners that he would be answering all of Mr. Brinton's comments in his revision.

Ryan Chimielewski, licensed architect note that he did not notice any invasive species along the site. Mr. Chimielewski said that his idea is to leave mature vegetation to maintain the shading over the brook, and use a conservation mix along the western boarder for a buffer. Mr. Chimielewski also noted that along Old Tavern Road the overhead power lines limit what kind of plantings they could use, they are trying to provide as much shade as possible and plenty of greenery for visual aesthetics. The proposed project would provide a courtyard area in the back for the residents.

Attorney Shanski noted that there was a delineation report of the watercourses on the site with a motivation to soften the effect to the wetlands. Attorney Shanski noted that the post development effect is an improvement and would like to offer it to the Commission for their approval.

Mr. David H. Lord, Certified Soil Scientist noted that there is a soil Report for September 29, 2020.

The Commission had no other comments or concerns. Secretary Giovanelli moved to close the Public Hearing at 7:51pm., seconded by Commissioner Ewen.

Motion was made by Secretary Giovanelli to re-open the Public Hearing to continue the discussion for the proposed project at the March 9, 2021 Wetlands Meeting, when revised plans would be submitted to the Commission answering all of Mr. Bob Brintons' comments in the memo dated February 5, 2021. Seconded by Commissioner Ewen. With no other business to discuss Commissioner Ewen moved to adjourn the meeting at 7:55pm. Seconded by Commissioner Straube

Respectfully Submitted,

Lynn Collucci
Recording Secretary
Next Regular Meeting is on March 9, 2021