

TOWN OF TRUMBULL
INLAND WETLANDS AND WATERCOURSES COMMISSION



MINUTES
September 4, 2012

MEMBERS PRESENT: Richard Girouard, Chairman
Arlyne Fox, Vice Chairman
John Lauria, Secretary
Carmine DeFeo
Lars Jorgensen

MEMBERS ABSENT: Kevin Chamberlain, and David Lucas
ALSO PRESENT: William Maurer, LS, Civil Engineer I

The Chair convened the meeting at 7:16 p.m.

All present joined in the Pledge of Allegiance led by Commissioner Fox.

REGULAR MEETING:

Application 12-31, Patrick and Kristi Adorante - Permit approval to install a 20' X 40' in-ground pool, approximately a 1600 s.f. paver patio and a fence surrounding the backyard within a regulated area at 28 Meadow Ridge Drive.

Mr. Patrick Adorante of 28 Meadow Ridge Drive was present and indicated that he was applying permission to install a 20' X 40' in-ground pool, approximately a 1600 s.f. paver patio and a fence surrounding the area. The house is at the highest point; the front yard grades down to the street in the front and as well in the backyard. The yard never is wet. The patio is 40' from the regulated area. It is still to be determined if fill will be necessary, they are not planning on it, if it is brought in he would not anticipate more than a dump truck full. He does not anticipate that fill will be necessary. The plantings will be pachysandra or other erosion type of plantings.

Application 12-33, Timothy and Emily Stumph - Permit approval to re-grade a gravel area; lay topsoil for an installation of a swing set; improve drainage in lower portion of the back yard; replace an existing 10'x 12' deck with a new 10'x30' deck with in-ground footings within a regulated area at 22 Woodcrest Avenue.

Commissioner DeFeo stated for the record that the applicant is a neighbor of his and does not feel he would need to recuse himself.

Emily Stumph of 22 Woodcrest Avenue was present and indicated that they would like to remove the gravel area, re-grade the area and plant grass so that they could install a swing set. The gravel area originally had a pool, gazebo and a hot tub there. The wetlands are on the eastern side of the property but do not show on any of the maps. There was a shallow ditch approximately one foot deep but has since fallen over, the water is now pooling in that area, and were planning on digging the ditch deeper. The wetlands are east of the driveway to St. John's Drive. The area that appears to be wetlands is 10' east of the driveway it is a narrow strip of property also in the back of the property approximately 30' from this area is an area that appears to be wetland.

Motion made (Fox) seconded by (Lauria) to RECEIVE Application 12-31(Patrick and Kristi Adorante).
VOTE: Motion CARRIED unanimously.

Motion made (Lauria) seconded by (Jorgensen) to RECEIVE Application 12-33(Timothy and Emily Stumph).
VOTE: Motion CARRIED unanimously.

Application 12-34, RDR 5520, LLC - Permit approval to construct a 120,260 s.f. outpatient center and a 10,000 s.f. stand alone daycare facility in the Town of Trumbull. The outpatient center and daycare facility will be the second phase of an overall site development project which includes the addition of 571 space 5 level (4 story) parking garage in the City of Bridgeport portion of the site within a regulated area at 5520 Park Avenue.

Mr. Raymond Rizio representing RDR 5520, LLC was present and indicated that two (2) years ago they were able to build the Norma Pfriem Cancer Center at the back of this property. This commission had given them permission to fill one of the two drainage basins. Bridgeport Hospital is now moving to second phase of the project, to create an outpatient cancer facility similar to the Smilow Center in New Haven. The Town line bisects property owned by the St. Nicholas Orthodox Church, the developer is going to purchase property partly in Trumbull subject to a parking easement. They are presently have completed their public hearing to create the parking garage and filled 246 sf of wetlands in exchange of that they are reclaiming 1250 sf of wetlands. The current plan is to connect the two buildings to allow the patients to come be diagnosed, get their therapy and full medical services in one building and will also be building a new building for Tutor Time on the front. Tutor Time is currently in the back of the existing building, with the way the proposed building would be there would be no way to get Tutor Time which why they will be building a new building out front. The wetlands have to be filled because the buildings need to be connected to be one large facility, in order to connect the two buildings and the parking garage they will create a healing garden in the center, the entrance will be reconfigured, the drainage basin will be moved underground. William Kenny and Tighe & Bond have provided a detailed review. They will use porous pavement reducing the amount of impervious surface on site, and will control and treat the water before it enters the water system. The water will all be treated and released into Bridgeport. It currently does that but does not go through all of the engineered features proposed. William Maurer has provided them with a detailed review of the project all of the answers to his questions will be provided as written responses and plans prior to the public hearing. The detention basin is man made and has no engineering qualities, it is the entire surface run off, by using the porous and creating the engineered drainage basin this will increase the water quality going into Bridgeport. They feel very comfortable that their experts will be able to demonstrate to the commission that they increasing the water quality and the detention system. There will be access to the existing lay area for Tutor Time's children or they can build a new play area for them if necessary. It will be in line with the same amount of room they have now. The building will be further

from the residents and the wetlands in Bridgeport will not be touched. The parking garage has a proposed living wall. The parking garage is 2 ½ levels above ground and 2 ½ levels below ground. In Bridgeport they will be filling 246 sf of wetlands; they have concluded their presentation in Bridgeport. They will tunicate on the last Monday in September. They will propose a condition of approval as they have done in Bridgeport which will allow either Town to take action if the proper maintenance is not done which would be recorded on the land records. They could have an annual reporting to the Town Engineer that the water has been checked and is clean. This will be a first class facility; the hospital wants to do this right. From the perspective of Trumbull this building already exists, and will be going forward, with the exception of 246 sf they will not be touching any of the wetlands and will be reclaiming 1250 sf. They are very comfortable with their Bridgeport application. This application will not have any closer contact with the neighbors; all of the houses sit close to Plattsville Road, there is a large buffer planted that the Tree Warden monitors. There are 40' high and approximately 20' deep trees in the back of the property. There is an above ground detention basin that is qualified as a wetland in Trumbull which will be covered by the proposed building and replaced with an underground detention system. When the building was built in 1970's the basins were not able to be created with the type of review or detail that the commission would see in a detention system of today.

Motion made (Fox) seconded by (Lauria) to RECEIVE Application 12-34(RDR 5520, LLC).
VOTE: Motion CARRIED unanimously.

Application 12-35, Mark Ochman - Permit approval to remove an existing house, driveway, stumps of cut down trees and an existing 18" Pine. Construct a new 2½ story residence, new asphalt driveway, new deck, construct a grass detention area, foundation drain, install a new sewer lateral and grading within a regulated area at 11 Monitor Hill Road.

Mr. Ochman of 208 Adams Road, Easton, Ct was present and indicated that the application includes no disturbance to the wetlands, they will be constructing a 2 ½ story house with new asphalt. The storm water system will be engineered for the 2, 10 and 25 year storm events. The run off post construction will be less than the existing conditions. There will be silt fencing installed in two areas. The application originally stemmed from a complaint, they immediately stopped wok and have been very responsive. The trees cut down are indicate don the map with "X's", the dash line indicates the existing residence. There is not current planting plan or mitigation, he can speak to the applicant, and they do have a landscaper. The activity is 10' from the wetlands, there is a splash pad proposed. Seven (7) trees have been cut down there will be eight (8) trees in total removed. This will leave two (2) trees remaining.

Motion made (Fox) seconded by (Jorgensen) to RECEIVE Application 12-35(Mark Ochman).
VOTE: Motion CARRIED unanimously.

Application 12-32, Christine Rosa - Permit approval to construct a 10'x 16' shed within a regulated area at 8 Morningside Terrace.

Ms. Christine Rosa of 8 Morningside Terrace was present and indicated the watercourse is on the other side of the wall in the backyard, the Highway Dept abuts the property in the back.

Motion made (Lauria) seconded by (Jorgensen) to RECEIVE Application 12-32 (Christine Rosa).
VOTE: Motion CARRIED unanimously.

MINUTES

Motion made (Lauria) seconded (DeFeo) to ACCEPT the July 3, 2012 IWWC meeting minutes as submitted. VOTE: MOTION CARRIED UNANIMOUSLY.

CORRESPONDENCE:

Motion made (DeFeo) seconded (Fox) to reduce the June 5, 2012 Public Hearing fee for application 12-19 from the violation rate of \$750 to the regular rate of \$250 and to waive the fee for the Application 12-19 Public Hearing Continued to July 3, 2012. The applicant will be paying the application fee at the violation rate of \$450 (Three (3) times the regular application of \$150) plus one public hearing fee at the regular rate of \$250 – Application 12-19 fees are \$700 in total.

VOTE: Motion CARRIED 4-0-1 (ABSTENTION: Jorgensen)

WORK SESSION

The Chair opened the Work Session at 8:17 p.m.

Application 12-31, Patrick and Kristi Adorante - Permit approval to install a 20' X 40' in-ground pool, approximately a 1600 s.f. paver patio and a fence surrounding the backyard within a regulated area at 28 Meadow Ridge Drive.

Moved (Fox) seconded (Lauria) to APPROVE Application 12-31 for discussion purposes.

Moved (Lauria) seconded (Jorgensen) to APPROVE Application 12-31 subject to the General Conditions as established by the Commission and the following specific conditions:

- A planting plan and grading plan shall be submitted to the Town Engineer or his designee.
- A \$2,000 bond shall be put forth on this project and not released to the applicant until all of the work is done to the satisfaction of the Town Engineering Department. The Town Engineer or his designee will monitor the site to provide guidance on the grading plan and planting plan.

VOTE: Motion CARRIED unanimously.

Application 12-32, Christine Rosa - Permit approval to construct a 10'x 16' shed within a regulated area at 8 Morningside Terrace.

Motion (Lauria) seconded by (Fox) to APPROVE Application 12-32 (Christine Rosa) as submitted subject to the General Conditions as established by the Commission.

VOTE: Motion CARRIED unanimously.

Application 12-33, Timothy and Emily Stumph - Permit approval to re-grade a gravel area; lay topsoil for an installation of a swing set; improve drainage in lower portion of the back yard; replace an existing 10'x 12' deck with a new 10'x30' deck with in-ground footings within a regulated area at 22 Woodcrest Avenue.

Motion (Lauria) seconded (Jorgensen) to APPROVE Application 12-33 (Timothy and Emily Stumph) as submitted subject to the General Conditions as established by the Commission.

VOTE: Motion CARRIED unanimously.

By unanimous consent the Inland Wetlands & Watercourses Commission agreed to a Field Inspection for Application 12-34, RDR 5520, LLC.

Application 12-35, Mark Ochman - Permit approval to remove an existing house, driveway, stumps of cut down trees and an existing 18" Pine. Construct a new 2½ story residence, new asphalt driveway, new deck, construct a grass detention area, foundation drain, install a new sewer lateral and grading within a regulated area at 11 Monitor Hill Road.

Motion (Lauria) seconded (Fox) to APPROVE Application 12-35 subject to the General Conditions as established by the Commission and the following specific conditions:

- A planting plan shall be submitted and approved by the Town Engineer prior to a building permit being issued.

VOTE: Motion CARRIED unanimously.

By unanimous consent the Inland Wetlands and Watercourses Commission scheduled the Field Inspection For Application 12-34, RDR 5520, LLC. to take place on Thursday, September 20, 2012 leaving the Town Hall at 3:30 p.m.

There being no further business to discuss the Inland Wetlands & Watercourses Commission adjourned by unanimous consent at 8:43 p.m.

The presentation by Juliana Barrett on Riparian Buffers and the Pequonnock River Watershed began at 8:44 p.m. and ended at 9:25 p.m.

Respectfully Submitted,

Margaret D. Mastroni

The Inland Wetland & Watercourses Commission Clerk