

INLAND WETLANDS AND WATERCOURSES COMMISSION

November 15, 2017

The Stratford INLAND WETLANDS AND WATERCOURSES COMMISSION conducted a Public Hearing and Administrative Session on Wednesday November 15, 2017 in the Town Council Chambers located at 2725 Main Street, Stratford, Connecticut pursuant to notice duly given and posted.

Members Present: Ron Hojdich, Tom Fahy, Bill McCann, Dennis Blake, Dr. Chess,

Members Absent: E. Scinto, Jim Tucciarone, Al Schlager

Alternates Present: John Waite

Others Present: Christina Batoh, Conservation Administrator

1. Call to Order: Chairman Fahy called the meeting to order at 7:00 p.m.

2. Public Hearing -

IWWA Application #2017-4 – Construct a restaurant and associated parking lot increasing impervious area by 12,563 sq. ft. and altering 198 sq. ft. of wetlands and 25,704 sq. ft. Of upland review area. Site Address: 577 Hawley Lane. Assessor's Reference: Map 30.17, Block 2, Lot 73. Applicant: Par One Development, LLC c/o James R. Fitzpatrick – Attorney Knott, representing petitioner, submitted Certificates of Mailings and distributed and reviewed Exhibit D which included: Photographs of property, aerial photographs, map of existing conditions, letter to Lucy Sedlak from DEEP dated 10/27/1981, site development plan, Metrocog map, existing conditions survey and 22a-38 Definitions.

Mr. DeAngelis, Professional Engineer, referred to the site map describing proposed project, restoration, buffer, impervious area, and storm water management system. He described proposed catch basins and silt sacks. Commissioners questioned runoff, underground water storage, and water table. Mr. DeAngelis noted it is designed for a 100 year storm.

George Logan, Rema Ecological Services, referred to and reviewed delineation and assessment report. Mr. McCann is concerned about the corridor being impacted and noted the DEEP letter dated 10/27/1981 was after the fact. Commissioners questioned demolition process.

Attorney Knott referred to Connecticut Statutes noting they have tried to place the building in other areas but would have been closer to the wetlands. An alternative plan does not exist and this plan would have negative impact on wetlands.

Seeing no members of the public speaking in favor or opposition of the project, Mr. Hojdich made a motion to close Application #2017-4. The motion was seconded by Mr. Waite. The motion carried unanimously.

Mr. Hojdich made a motion to close the Public Hearing. The motion was seconded by Mr. Waite. The motion carried unanimously.

Recess: 8:24 p.m.

Resume: 8:30 p.m.

Chairman Fahy called the Administrative Session to order at 8:30 p.m.

3. **Approval of Minutes:** Mr. Hojdich made a motion to approve the minutes of October 18th. The motion was seconded by Mr. Waite. The motion carried unanimously.
4. **Old Business:**
 - a. **IWWA Application #2017-4** – Construct a restaurant and associated parking lot increasing impervious area by 12,563 sq. ft. and altering 198 sq. ft. of wetlands and 25,704 sq. ft. Of upland review area. Site Address: 577 Hawley Lane. Assessor’s Reference: Map 30.17, Block 2, Lot 73. Applicant: Par One Development, LLC c/o James R. Fitzpatrick – Left on table.
 - b. **IWWA Application #2016-16** –Construct brewing facilities with associated infrastructure and parking in regulated wetlands and upland review areas. Site Address: 1526 Stratford Avenue. Assessor’s Reference: Map 30.8, Block 20, Lot 5. Applicant: Two Roads Emeritus Company, LLC – Mr. Hojdich made a motion to take Application #2016-16 off the table. The motion was seconded by Mr. Waite. The motion carried unanimously. Representative from Two Roads distributed photographs of potential “Beer Garden Habitat”. Ms. Batoh informed the Commission that as soon as details are submitted she will present them to the Commission. Commissioners discussed mitigation plans and suggested it not be made too accessible to the public
5. **New Business:** None
6. **Staff Report** – None
7. **Administrative Permits** –
 - a. **IWWA #20-17-6(A):** Construction of a new PETTS (Production & Engineering Transmission Test Stand). Building and installation of a new electrical service conduit within regulated wetlands and upland review area. Address: 6900 Main Street, Stratford, CT. Map 70.21, Block 11, Lot 1. Applicant: Sikorsky Aircraft Corporation – No report
 - b. **Draft – IWWA #2017-7(A):** Installation of fencing and creation of a wood chipped dog park within and upland review area of wetlands. Address: Roosevelt Forest, Peters Lane, Stratford, Ct. Map 50.20, Block 1 Lot 1. Applicant: Town of Stratford, Dog Park Action Committee – Ms. Batoh described project; she also noted that Cemetary Pond Brook has high levels of contaminants which she will be monitoring.
8. **Commissioner’s Forum** –No Discussion
9. **Adjournment** – Hearing no other business to discuss, Mr. Blake motioned to adjourn the meeting at 8:52 p.m. The motion was seconded by Mr. Hojdich and carried unanimously.

Respectfully submitted,

Gail DeCilio

Recording Secretary