



TOWN OF ROXBURY CONNECTICUT

Inland Wetlands Commission

29 North Street • P.O. Box 203 • Roxbury, CT 06783-0203

ROXBURY INLAND WETLANDS COMMISSION REGULAR MEETING MAY 22, 2018 MINUTES

CALL TO ORDER

Chairman Dirienzo called the Regular Meeting to order at 7:30 p.m.

Regular Members Present: Russ Dirienzo, Robert Horrigan, John Smoliga, Suzanne Fitch, and Andy Engel

Alternate Members Present: Daniella Pappas, Andrew Wood, and Jack Roush

Public Present: Margaret Miner, Mark Zerbe, Paul Manson, Jeanne Coppola, Elizabeth Lacy, Jeremy Oskandy, and others.

SEATING OF MEMBERS

Chairman Dirienzo seated regular members Horrigan, Smoliga, Engel, Fitch, and himself.

Russ Dirienzo welcomed Jack Roush as an Alternate to the Inland Wetlands & Watercourses Commission. Russ Dirienzo also thanked him for volunteering his time to learn about Wetlands, and how important they are, and the regulations and how they are managed.

APPROVAL OF MINUTES

Regular Meeting - April 24, 2018

Motion: A motion was made to approve the April 24, 2018 Regular Meeting Minutes by Andy Engel, seconded by John Smoliga and carried. Suzanne Fitch and Robert Horrigan abstained.

COMMUNICATION WITH THE PUBLIC

Russ Dirienzo asked if any members of the public would like to speak. Mark Zerbe stepped forward and asked if a complete application for **05-18#1 Operation Roxbury/206 North Street- Proposed Subdivision** had been received. Russ Dirienzo stated that he did not know, and that it would be determined after the review of the application during the meeting.

Russ Dirienzo explained how IWC application process works to the members of the public. Russ Dirienzo also stated the IWC cannot deny an application based on potential, it must say it will. He continued by stating the Commission needs to listen to the experts and take in account what they say, but we do not always have to agree.

Elizabeth Lacy stepped forward and questioned the time frame of the agenda being posted. Russ Dirienzo explained how the time frame had been shortened by the State a few years ago, and that an applicant can even apply the night of the meeting.

NEW BUSINESS

05-18 #1 Operation Roxbury/206 North Street- Proposed Subdivision

Jeremy Oskandy from Howland Associates came forward to discuss the application with the Board.

Russ Dirienzo informed the Commission that Howland Associates does work for the same company he works for. He does not feel he has a conflict of interest but will recuse himself if anyone thinks he should. No one requested him to step down. Robert Horrigan also stated that Howland Associates does work for his company. He does not feel he has a conflict of interest but will recuse himself if anyone thinks he should. No one requested him to step down.

Mr. Oskandy approached the board with revised plans. Russ Dirienzo stated that they could not be accepted and should have been submitted by Friday to the Land Use Office if he wanted to discuss them. Mr. Oskandy stated he

did not understand since plans are always updated and it had no bearing on tonight's hearing. Russ Dirienzo stated that the public did not have access to review them and therefore they shouldn't be accepted. Mr. Oskandy stated that they would be discussing the wetlands crossing into the subdivision and none of that information had been revised on the new set of plans.

Russ Dirienzo stated they could deem the application as incomplete since the revised plans were not submitted earlier. The Commission was asked for their opinions and the questioning continued.

Russ Dirienzo asked if the application was incomplete in any other areas. Mr. Oskandy stated the biological and ecological studies were unable to be completed due to last week's storm. John Smoliga stated since the ecological studies were not completed the application should be deemed incomplete.

Robert Horrigan asked if the vernal pools near Route 199 were addressed. Mr. Oskandy stated they were on the revised plan.

Mr. Oskandy was asked if the storm water management plan had changed. He stated in addition to some site plan changes, the one-hundred-year storm water precipitation data had changed from CT DOT to NOAA ATLAS 14, which is more precise.

Mr. Oskandy was asked if the road was going to be public or private. Mr. Oskandy stated the road would be built as a public road based on zoning regulations.

Russ Dirienzo noted during the last application, the parcel of land across the street was part of the property, and questioned if it was still the case. Mr. Oskandy stated he did not know. Russ Dirienzo stated the Commission needs to know this. Robert Horrigan stated he has concerns with the wetlands on the parcel on the other side of the road, and how they will be affected by the subdivision.

Russ Dirienzo noted lots 6 & 7 of the proposed subdivision are at the headways of a pristine watercourse. Mr. Oskandy stated that they are proposing eleven feasible building lots that meet the zoning requirements. Silt fencing, hay bales and silk sacks will be used to minimize wetlands disturbance.

Suzanne Fitch asked if the road was changed from the previous plans. Mr. Oskandy stated the road is exactly the same. He continued that they have been limited by engineering requirements, zoning requirements, and design parameters as to the best place to put the road for the least amount of disturbance.

Robert Horrigan inquired how much of the property would be disturbed. Mr. Oskandy stated it was reduced to 13.3 acres. It was 14.6 acres on the withdrawn application. Robert Horrigan noted that was just over 20 % of the property.

Andy Engel asked what the biggest difference is between the two sets of plans. Mr. Oskandy answered storm water management. The old plans used a lot of rain gardens. The newer plans show the addition of infiltrated roof drains to some lots, and yard drainage. He noted there was a big disturbance area with rain gardens to lot 6. There will be much less disturbance with yard drains. He also noted the rain gardens on lot 10 were eliminated in favor of infiltrated roof drains.

Robert Horrigan questioned the lack of biological and ecological studies, and if it is required in the subdivision process. Russ Dirienzo stated it would not affect the start of the process but would come up later.

Andy Engel stated one of the questions that came up the last time had to do with the slope of the bottom of the culvert crossing. Mr. Oskandy stated when further developing the crossing plan they were able to make a gentler slope that is not as steep.

After much discussion between the Commission and the engineer, Mr. Dirienzo stated he felt the application was complete because the wetlands issues related directly to the subdivision were addressed in the submitted plans. The only revisions were related to on-site stormwater detection methods and would not significantly change the application relating to wetlands. He noted additional information always keeps getting added. Based on tonight's

review, there only appears to be revisions to the lots and none to the road crossing. Russ Dirienzo stated he felt the best thing to do is to accept the application which would allow the experts to start working on it.

Russ Dirienzo stated by the next meeting, he would like a legal opinion from the applicant's attorney, if the property is a legal subdivision.

Motion: A motion was made to accept the application for 05-18 #1 Operation Roxbury/206 North Street- Proposed Subdivision by Russ Dirienzo, seconded by Andy Engel and carried unanimously.

In order to give the Towns expert Ed Pawlak, and others, a chance to do their studies, Russ Dirienzo proposed determining the Public Hearing date at the June 26, 2018 meeting.

Motion: A motion was made to deem the application for 05-18 #1 Operation Roxbury/206 North Street- Proposed Subdivision as a significant activity, and as such a Public Hearing date will be determined at the next Inland Wetlands and Watercourses regular meeting of June 26, 2018 by Russ Dirienzo, seconded by Andy Engel and carried unanimously.

Russ Dirienzo asked Mr. Oskandy about accessibility to the property for a site walk. Mr. Oskandy stated he would ask the owner and get back to him. Russ Dirienzo also requested Mr. Oskandy makes sure the property is still staked after last week's storm.

Mark Zerbe asked for all information to be shared with the intervener. Russ Dirienzo informed him the intervener status was for the withdrawn application, and a new request needs to be submitted for this application.

ADJOURNMENT

Motion: A motion was made to adjourn at 8:44 p.m. by John Smoliga, seconded by Robert Horrigan and carried unanimously.

Respectfully submitted,

Julie Cady

Julie Cady, Secretary