

The West Haven Inland Wetlands Agency held a regular Meeting on Tuesday, January 19, 2016 in the Harriet North Room, 2<sup>nd</sup> Floor, City Hall, 355 Main Street, West Haven, CT at 6:30 P.M.

PRESENT: Commissioners Kane, Saldibar, Beecher, Gilbane, Perrone, Enforcement Officer Conniff and Commissioner of Planning and Development Riccio. Absent was Commissioner Carr.

## PLEDGE OF ALLEGANCE

APPROVAL OF SPECIAL MEETING MINUTES: Commissioner Saldibar made a motion to approve the December 15, 2015 special meeting minutes, seconded by Commissioner Beecher and passed.

### Continued:

5 Spring Street: West Haven CT. (MBL 055-0106-0-0002) The Commission of Inland Wetlands would like to review the Cease and Desist order that was issued by The City of West Haven Planning and Zoning Department.

Cease and desist orders were reviewed. Owner was not present. Chairman Kane recommends ceasing of the business operations. Commissioner Saldibar made a motion to institute the ceasing of operations immediately, seconded by Commissioner Gilbane and passed.

### New:

51 Railroad Avenue: An application to construct a 7,500 Sf. Pre-Engineered building in the Upland review area from the wetlands flagged. Owner / Applicant: 221 Grand Ave. LP file #IW- 16-033.

Max Ruggiero, representing the applicant, stated one corner of the building is 91 ft. from the flagged wetlands. The existing drainage was approved in 2012 and was installed. The new building will be located in this area. Commissioner Saldibar made a motion to accept the application IW 16-033 and schedule a site visit, seconded by Commissioner Perrone and passed.

148 Arlington Street: An application to allow a 12'x 30' addition and a 12' x 30' deck in an R-2 Zone (Single Family Detached Residence) in an upper inland area Applicant/Owner: Barry Ganter; File #IW 16-036.

James Rocello, contractor, for the applicant. The addition will be located in the rear and just outside the wetlands. Commissioner Kane made a motion to approve with the standard conditions, seconded by Commissioner Saldibar and passed.

5 Cordone Circle: Application to erect a 6' fence along the North East, South East and South West Property line located in the Wet land regulated area. Owner / Applicant: Chris and Casey Lennon, file # IW-16-034

Applicants stated they had no knowledge of the wetlands regulations when erecting the fence. Commissioner Kane stated the owner violated the wetlands and fines were imposed. He explained the wetland boundaries and it is a regulated area and any future work must be approved. He suggested that the fines be waived. Commissioner Saldibar made a motion for a single meeting approval, seconded by Commissioner Perrone and passed.

420 Island Lane: An application to constructed 78,000 Sq.Ft. warehouse which will be located in the upland review area; Owner/ Applicant: Threegen Associates LLC. File #IW 16-035.

Attorney Tim Yolen, who is representing the applicant. John Waggonblatt, engineer from LRC Group, and Bill Kenny, wetlands scientist are also present. Affidavit of mailing was submitted to staff. This property consists of three subdivision properties. The project is proposed on two of these subdivision lots. He described the location of the upland area that has an existing drainage system. An inland wetland permit was issued in 2002. The project will consist of parking lots, loading dock, utilities and the building. There will be a slight increase of impervious surface. A 500 gallon oil water separator will be located in the sanitary sewer. There have been no comments from the city engineer regarding this. Mr. Waggonblatt explained that it is the water from the building will flow into this sanitary sewer. Commissioner Saldibar made a motion to accept application IW 16-034 and schedule a site visit, seconded by Commissioner Beecher and passed.

John Mady, 745 Island Lane, Concerned about the overflow water that goes across the street and causes flooding. He doesn't believe the water will be able to flow through the pipe. Water also comes a pipe located under the railroad tracks.

Bill Connelly, 725 Island Lane, concerned about infringing on the wetlands and also concerned about early morning deliveries and the commission take this into consideration. He would also like a buffer from the homes and the business. Commissioner Kane explained that some of these issues are the jurisdiction of the planning and zoning commission.

Attorney Tim Yolen stated the existing building today has trucks but the loading dock will be located elsewhere with new construction. Commissioners feels that there will more water than calculated because of floods that are created today. They would like to see the calculations before and after construction

Attorney Amendola suggests that the commission go into executive session. Commissioner Saldibar made a motion to go into executive session for the purpose of discussing a pending claim and/or litigation concerning 5 Spring Street at 7:30 p.m., seconded by Commissioner Gilbane and passed.

ADJOURNMENT: 7:54 p.m.

Commissioner Saldibar made a motion to adjourn, seconded by Commissioner Gilbane and passed.