

The West Haven Inland Wetlands Agency held a Public hearing and Regular Meeting on Tuesday, January 16, 2018 in the Harriet North Room, 2<sup>nd</sup> Floor, City Hall, and 355 Main Street, West Haven, CT at 6:30 P.M.

**PRESENT:** Commissioners Kane, Gilbane, Perrone, Beecher, Carr and ZEO Conniff. .

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES:** Commissioner Gilbane made a motion to approve the meeting minutes of November 21, 2017, seconded by Commissioner Carr and passed.

1. **600 Derby Ave: 85 Plainfield Avenue:** The applicant request to construct a regional operations center. The regulated activity on site will occur within the upland review area including sidewalks, access drives, parking areas and loading areas as well as landscaping drainage facilities and low impact development features such as rain gardens and bio-filtration areas. The total upland review area totals 1.34 acres and 53,578 of disturbance to the area. Owner/Applicant Yale-New Haven Health Services Corporation File # IW-17-013

Attorney Susan Hayes, Updike Kelly and Spellacy stated this proposal does not have any direct effect on the wetlands. It only involves the upland areas. Norman Benjamin, Yale NH Health; Richard Canavan, soil scientist, Dan Granniss, architect and Charles Croce, engineer are present tonight. Mr. Benjamin described the need to have a centralized location for their distribution to their facilities in CT. This site was chosen due to the flexibility and is centrally located. The anticipated opening is June 2019. Mr. Canavan describe the wetland resources at the site. He stated new wetland delineation lines were done last spring. The Army Corp of Engineers has reviewed this site. Jurisdiction is the same between West Haven and the Army Corp. Botanic and wildlife surveys were conducted and two species were found that have state special concern species. The State has been contacted regarding these species. Mr. Croce described the location of the basins, drainage and catch basins, tributary from Cove River and flow of water. Mr. Granniss stated this application has been reviewed by the Regional Water Authority. He showed the location of the building, parking lot, loading docks, landscaping and stated the building is located where it is because of topography and the most developable land outside the wetlands. Maltby Avenue would only be used for emergency access only. There will be no maintenance or fueling on site for the vehicles. Mr. Granniss reviewed the comments from City Engineer Quadhir questioning differing open space lines, site chosen for the building, icy concerns from sheet flow and access to Maltby. These issues were addressed and responses given to the City Engineer. ZEO Conniff stated affidavit of mailings were received and no response from Town of Orange was sent.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Deb Simone, 207 Fresh Meadow, questioned the location of the septic system.

Lisandrea Lopes, Yates St., stated she is experiencing water runoff since the street has been paved. She is concerned about the impact from this development. This will be given to Public Works for their review.

Gerald York, East St., West Haven, wanted explanation of access to site and diesel exhaust from the 18 wheelers.

Public hearing closed.

Commissioner Gilbane made a motion to approve File #17=013, with the following conditions:

1. Maintenance plan for the storm water management system. Quarterly inspections of all storm water systems management and catch basins for the first two years. Bi-annual thereafter. Forward reports to the Inland Wetlands Officer.
2. During construction all oil paint or hazardous materials should be stored in a secondary container and removed to a locked indoor area with an impervious floor during work hours.
3. Regional Water Authority Watershed inspectors are required to perform routine inspections of properties within public water supply watersheds and aquifers. The Regional Water Authority inspectors and the Inland Wetland officials should have unrestricted access to this property.
4. Any spill of hazardous material should be reported immediately to the Regional Water Authority, CT Department of Environmental Protection and the City of West Haven Inland Wetland officer.
5. No maintenance or refueling will be performed on the premises.

Seconded by Commissioner Perrone and passed.

**Receipt of application:** Yale University requests to expand the landscape area of the previously approved application for 400 Morgan Lane – Attorney Joseph Hammer presented the application. Commissioner Kane stated the application was previously approved. This application will be for the addition of landscaping. This is Phase II. Phase I was already approved. Commissioner Perrone made a motion to accept the application, seconded by Commissioner Gilbane and passed.

**Staff Report:** Platt and Main – still in progress

**ADJOURNMENT: 8:17 P.M.**

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