



CITY OF WEST HAVEN, CONNECTICUT Inland Wetlands Agency

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CITY HALL 1898-1967

MEETING MINUTES OF FEBRUARY 20, 2018

The West Haven Inland Wetlands Agency will hold a Public hearing and Regular Meeting on Tuesday, February 20, 2018 in the Harriet North Room, 2nd Floor, City Hall, and 355 Main Street, West Haven, CT at 6:30 P.M.

PRESENT: Commissioners Kane, Beecher, Perrone, Gilbane, ZEO Conniff and Assistant City Engineer Hammond. Absent was Commissioner Carr.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Gilbane made a motion to approve the meeting minutes of January 16, 2018, seconded by Commissioner Perrone and passed.

67 David Street: The applicant requests to demo a pre-existing non conforming house and rebuild a conforming 30' x 50' single family home that complies with the City of West Haven Zoning Regulations. The structure is outside of the 100' upland review area. The soil will be maintained on the property and there will be no disturbance to the wetlands. Applicant/Owner Lou Coletta File # 002-18 IW.

Ken Nason is representing the applicant. Commissioner Kane explained this construction will be out of the wetland area. ZEO Conniff stated there were some blight issues before the current owner purchased the property. The house will be demolished and it will now be a conforming lot. There are wetlands in the rear of the property and Commissioner Kane asked that the new owners be notified of that.

Commissioner Gilbane made a motion to approve File #002-18IW, seconded by Commissioner Perrone and passed.

400 Morgan Lane: Yale University requests to expand the landscape area of the previously approved application. The project will reduce the amount of impervious surface, and enhance and create a new landscaped and green space. No work will be conducted in any wetlands or watercourse, Most of the proposed work is outside of the 100 foot upland review area. The site work consists of tree and vegetation trimming, installation of plantings and replacement of an existing concrete stair and sidewalk. Applicant/Owner Yale University File # 001-18 IW

This property was originally approved by the Inland Wetland commission. This application is an expansion to that approval. Attorney Joseph Hammer, Day Pitney, is representing Yale. He submitted the mailings to staff. Yale's West Campus is located in both Orange and West Haven. This application involves a portion of the West Haven property. It will improve the site with various improvements which were explained. The text of the application cites construction from April to December 2018. These dates would depend several variables such as weather. It will be completed by spring of 2018 if it is delayed. There will be tree and vegetation

trimming in the upland review area. The concrete and staircase that are to be removed are outside the area. Wes Wozniak, landscaping architect, distributed a paper powerpoint presentation showing the property line, wetland limit and wetland buffer, limited work boundary line and the location of the four additional parking spaces and the wall which will be lower about 18 inches. There will be additional vegetation added. Chuck Croce, engineer, Tighe and Bond, stated most of the landscaping is in the middle of the site which is where most of the drainage is located. The north to south drainage pattern will be maintained. He further explained the drainage flow on the property with no increase in peak flow on the site. ZEO Conniff would like to see the full landscaping plan.

Commissioner Perrone made a motion to approve File #001-18IW with the following conditions that maintenance be of the drainage system be ongoing during construction, quarterly for the first two years and then continue semi-annually, seconded by Commissioner Beecher and passed.

Staff Reports:

Platt and Main: No work has been done.

Marginal Drive – City of New Haven is still dumping materials

1 Circle Street: An administrative approval to make small changes on the site plan that reflects the student enrollment at West Haven High School. It will be an administratively expedited decision that will not cause, in the sole determination of the ILWL agency, any impact of any significance to the Inland Wetland Watercourse area Under Section 9.7.0 of the City of West Haven Inland Wetland regulation Owner/ Applicant: West Haven High School Board of Education

Michael Sasso presented the modification to the previously approved plan. Bidding has been completed and the project designed as bided was determined to be undersized due to projected enrollment increase. The cafeteria will be increased 2,000 sq. ft. The overall footage is still under the original amount approved. The increase will be in the C Wing, which is a three story wing.

ADJOURNMENT: 7:28 P.M.

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