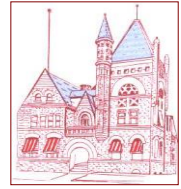




CITY OF WEST HAVEN, CONNECTICUT

Inland Wetlands Agency

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MEETING MINUTES FOR INLAND WETLAND AGENCY SEPTEMBER 20, 2022

The West Haven Inland Wetlands Agency held a Public Meeting on Tuesday September 20, 2022, at West Haven City Hall, 355 Main Street, West Haven, CT. In the Harriett North Room 2nd floor at 6:30 P.M.

PRESENT: Commissioners Kane, Perrone, Beecher, Carr, ZEO Hotchkiss and Assistant City Planner Conniff.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Beecher made a motion to approve the meeting minutes for August 16, 2022, seconded by Commissioner Perrone and passed.

Acceptance:

190 Frontage Road: An expansion of the parking facilities to the east of the existing building within 25' of the watercourse. There will be no disturbance to the wetlands. Under section 7 & 9 of the City of West Haven Inland Wetlands and Watercourses Regulations. Owner: 190 Frontage Investment Properties, LLC / Applicant: The Southern Connecticut Gas Company File # 0010-22 IW

Ruben Hall, Rabella Associates, is representing the application. This property was previously a Sears retail store. SoConn Gas wants to expand into the east of the property. It would be for fleet, employee and personal vehicle parking and possibly to construct a building. At the rear of the property there is wetland. Any work would be within 25' of the watercourse. The intent of the layout is to add landscaping and stormwater drainage.

Commissioner Beecher made a motion to accept File #0010-22IW, seconded by Commissioner Perrone and passed.

PUBLIC HEARING

0, 41, 45, Morse Avenue and 183 Beach Street: Removal of asphalt and field parking in the upland review area, to construct single family attached residential dwellings within 100 ft of a delineated wetland. Owner Applicant CDM Holding, LLC. File # 007-22 IW

Attorney Vincent Falcone, West Haven, CT., is representing the applicant tonight. The property is 2.4 acres. The property was last used as an auxiliary parking lot for the Chick's Restaurant. The property was originally residential back into the 1930s. This proposal is for 12 townhouse units with access on Morris Avenue. The wetland area is north of the development and will not be disturbed. Jeffrey Gordon, Codespodi Associates, landscape architect, stated a wetland and soil scientist report was submitted to staff. The site is asphalt and broken up gravel that was used as overflow parking for the restaurant. The impervious area will be slightly reduced. Presently, runoff is very high but a stormwater management system and landscaping will reduce this. Native plants and those found along the seashore will be planted. Commissioner Carr was concerned about the maintenance schedule of the oil/water separator and what will happen during a storm.

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

Deliberation on Public Hearing Item: File #007-22 IW

Commissioner Perrone made a motion to approve File #007-22IW with the condition of quarterly maintenance of oil/separators for the first year, type of stewardship in the rear of the property, maintenance of galleys and buffer area near Morris in conjunction with staff, seconded by Commissioner Beecher and passed with roll call 4 – 0.

171 Beatrice Drive: Oyster River Pump Station: The pump station needs to be renovated and replace pumps, electrical upgrades, building roof, exhaust fan and ductwork, influent screening equipment, rehabilitation of the biofilter for odor control and install of a new odor control system. Outside work will consist of removing a twelve-inch force main that is inactive, repave an existing asphalt area, and replace damaged fencing and gate. Owner/ Applicant City of West Haven. File # 008-22 IW

City Engineer Quadhir stated this application is to renovate the pump station with roof, exhaust fans and duct work. Broken asphalt will be replaced as well as fencing and gates. No wetlands will be impacted. A new odor system will be installed.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application. Carmine Acmondo, 181 Beatrice Dr., 1 would like to know the duration of the project and wants to know if the driveway will be paved. Would like the exhaust to be higher.

Carol Stirk, 175 Beatrice Dr., would like the right of way paved.

City Engineer Quadhir stated it will take approximately one year to complete after contractor is selected. New pavement will be done from the street. The odor will be treated with the new odor control.

Deliberation on Public Hearing Item: File #008-22 IW

Commissioner Beecher made a motion to approve File #0089-22IW with the following conditions that roadway be maintained immediately and ongoing until project is finished, odor control be investigated and temporarily corrected, and regular maintenance of biofilter after installation either quarterly or annually and investigate suggested stack, seconded by Commissioner Carr and passed 4 – 0 with roll call.

Staff Reports – Commissioner Kane received a complaint of dumping on Prindle Road. Commissioner Kane wants the sidewalk to remain where it is in front of Jimmie's

Other Business – Carol Stirk would like the city to look at a broken pipe in the Oyster River.

Adjournment: 7:42 p.m.

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