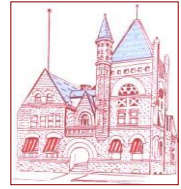




# CITY OF WEST HAVEN, CONNECTICUT

## Inland Wetlands Agency

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## MEETING MINUTES OF INLAND WETLAND AGENCY OCTOBER 18, 2022

The West Haven Inland Wetlands Agency held a Public Meeting on Tuesday October 18, 2022, at West Haven City Hall, 355 Main Street, West Haven, CT. In the Harriett North Room 2<sup>nd</sup> floor at 6:30 P.M.

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

### PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Perrone made a motion to approve the meeting minutes of September 20, 2022, seconded by Commissioner Beecher and passed.

### ACCEPTANCE

**855 Orange Avenue:** The redevelopment of an underutilized property. The work proposed in the upland review area will be comprised of a small portion of new building structure, repaving a reduced area of parking, stormwater management improvements, a pedestrian trail, and buffering plants. A total of 0.39 Acres of upland review area will be disturbed. These are areas already developed and will reclaim previous areas of disturbances. Under section 7 & 9 of the City of West Haven Inland Wetlands and Watercourses Regulations. Owner: 855 Orange Avenue/Applicant: Codespoti & Associates, PC File # 0012-22 IW

Robert Leeway, Codespoti & Associates, stated the existing area is approximately 11.5 acres. There are existing buildings on the site. The two buildings in the front will be demolished and reconstructed with a mixed use, retail and apartments. The wetlands have been flagged and the review area is approximately 17,000 sq. ft. A good portion is already the existing parking lot and paving area. No proposed filling of wetlands and all work will be within the buffer area. There will be a slight reduction in the impervious area. A stormwater management will be implemented. A detailed landscaping plan will also be submitted. There shall be no negative impact to the wetlands with this application.

Commissioner Beecher made a motion to accept File #0012-22 IW, seconded by Commissioner Carr and passed.

### PUBLIC HEARING:

**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

Ms. Conniff suggested continuing this application until next month's meeting, November 15, 2022 at 6:30 p.m. Commissioner Carr made a motion to continue File #0010-22 IW, seconded by Commissioner Perrone and passed.

**ADMISTRATIVE APPROVAL:**

**Ocean Avenue:** The removal of stumps, brush, and weeds in the marsh area within the review area. Under section 7& 9 p the City of West Haven Inland Wetlands and Watercourses Regulations. Owner / Applicant City of West Haven file # 0011-22

Commissioner Kane stated this is an understanding of approval to remove the stumps. The trees came down and the stumps were not removed. Commissioner made a motion to approve File #0011-22, seconded by Commissioner Beecher and passed.

**Staff Reports –**

There will be two applications for next month, 855 Orange Avenue and 190 Frontage Road.

175 Beatrice Drive – Pump House application – Ms. Conniff stated she would like to pay a visit to the site since the neighbors asked that staff visit. Commissioner Kane did visit the site and saw the pipes and has a question regarding the drainage. He spoke to the Town Engineer and asked him to look at some of the issues that were brought up.

**Other Business –**

Commissioner Kane received an email from a neighbor on Lake Phipps. The issue was green and brown water flowing by his house. He visited the site and spoke to the Town Engineer. It was determined that it was turn up from the bottom of the lake.

Prindle Road – Ms. Conniff stated the owner has come into the office several times and is keeping the staff up to date. The owner is trying to get someone to come out and do the work.

**ADJOURNMENT: 6: 50 P.M.**

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