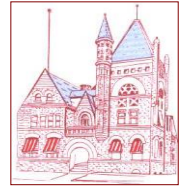




# CITY OF WEST HAVEN, CONNECTICUT

## Inland Wetlands Agency

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## MEETING MINUTES OF INLAND WETLAND AGENCY NOVEMBER 15, 2022

The West Haven Inland Wetlands Agency held a Public Meeting on Tuesday November 15, 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, Carr, Assistant Planner Conniff and ZEO Hotchkiss. Absent was Commissioner Perrone.

### PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Beecher made a motion to approve the meeting minutes of October 18, 2022, seconded by Commissioner Carr and passed.

### PUBLIC HEARING

### CONTINUED

**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

Reuben Hull, LaBella Associates, distributed an Inland Wetland report to the commission. An exhibit shows the existing site where SoConn Gas will be consolidating their operations, maintenance, storage and work models as well as for the storage of their vehicles. There is a small section of wetlands in the rear of the property near the railroad. There will be work within the 200 ft of the wetland but not actually in the wetland itself. Mr. Hall presented a concept layout for the fleet vehicles. There may or may not be a future building on the site. Mr. Hall would like input from the commission of what they would be looking for. Commissioner Kane is concerned about the runoff of oil from the vehicles into Lake Phipps. Commissioner Carr is concerned about how the water will be managed with regards to a drainage system. Commissioner Kane voiced that the applicant is not giving definite information on whether there will be any kind of stormwater management system and any other information that may or may not be done. Ms. Conniff suggests the applicant ask for a continuance until the plan is more definitive. Commissioner Beecher made a motion to continue to the January 17, 2023 meeting, seconded by Commissioner Carr and passed.

**Deliberation** 190 Frontage Road File # 0010-22 IW

Continued

## PUBLIC HEARING

**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: Codespodi & Associates, PC File # 0012-22 IW

Robert, Weeway, engineer and Jeffrey Gordon, Codespodi Associates, stated this is 11.3 acres. There are three existing buildings and parking entailing 7.2 acres. The remaining portion is woodlands and wetlands along the eastern portion of the property. The proposed development will demolish the two front buildings and the parking associated with that area. It will be replaced with two new mixed-use buildings with commercial on the ground level and residential above. The parking will be reconfigured as well reducing the impervious surface by 0.43 acre. There will be reduction in the amount of runoff. Mr. Gordon showed the northeast section of the property where the NH Derby RR line was located. The upland review area is approximately 17,000 sq. ft. and part of the existing parking. Mr. Gordon also described the type of vegetation and plantings that will provide a buffer area. This site is part of the South Central Watershed area. The topography ranges from 117 to 162. The grade changes are along the back edge of the existing parking. Most of the site where the development is essentially flat. Mr. Weeway explained the stormwater system, runoffs and discharges through galleys that will be on the property.

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

Constance Kwaak, 80 Ardale St., is opposed and has a list of her neighbors that feel the same. She does not want anything to happen to the Cove River. She is concerned that her neighborhood will be looking at a big building with 150 units as well as additional traffic. She stated the river has not been a problem for 38 years and doesn't want it to change with this development. She asked if the existing sewers have the capacity to serve this development.

Sandra Burns, 17 Bedford St., stated she is concerned about this project because she doesn't understand anything since she is not an engineer as well as having the plans facing the commission and not the audience.

Samuel Rollings, questioned the height of the building.

Mr. Gordon stated this process is very transparent. The public can go to city hall, see plans and ask questions. Most of the questions are under the purview of planning and zoning. This zone allows a building up to 50 ft. and uses will be within the regulations. Trees, vegetation and shrubs will be planted as well as a reduction in the impervious surface. Mr. Weeway explained the State of CT MS4 requirements.

Commissioner Beecher made a motion to close the public hearing, seconded by Commissioner Carr and passed.

**Deliberation** 855 Orange Avenue File # 0012-22 IW

Commissioner Carr made a motion to approve File #0013-22 IW with the following conditions: Twice yearly monitoring for three years of the stormwater management system and maintenance in perpetuity of the tree growth along the right side of the property. seconded by Commissioner Beecher and passed 3 – 0.

**371- 375 Derby Avenue:** An application to construct a new 7,504 SF single story building with associated parking and improvements to the lots. The Northwest corner of the site is within the 200 ft upland review area to the pond. A portion of the upland review area at the Northwest corner of the property will be converted from

an impervious surface to greenspace. The proposed development will not adversely impact the existing pond nor the upland review area. Under section 7 & 9 of the City of West Haven Inland Wetlands and Watercourses Regulations. File # 0013-22 IW

Danielle Bercury, attorney, 7500 sq. ft. building Youth Tennis Program. Commercial recreation facility. Both properties will merge to create the new HYTES building. A very small portion is in the upland review area. Scott Standard, president of Y. founded in 2008 as a non-profit for permanent sanctuary and serve students in West Haven as well with afternoon programming. There will be more green space than what is there today. Jeff Dewey, engineer, stated this development is within the 200 ft. setback from the pond. The site is almost completely paved. Currently there is no stormwater management or water quality program. There is a reduction of 8,000 sq. ft. of impervious surface. Mr. Dewey described the discharge drainage flow from the site.

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

Commissioner Beecher made a motion to close the public hearing on File #0013-22 IW, seconded by Commissioner Carr and passed.

**Deliberation** 371- 375 Derby Avenue File # 0013-22 IW

Commissioner Beecher made a motion to approve with the following condition that water oil separator be monitored twice yearly, seconded by Commissioner Carr and passed 3 – 0.

**Staff Reports** - none

**Other Business** - none

**Adjournment:** 8:35 P.M.

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