



Town of Wallingford, Connecticut

INLAND WETLANDS & WATERCOURSES COMMISSION

JAMES E. VITALI
CHAIRMAN

ERIN O'HARE
ENVIRONMENTAL AND NATURAL RESOURCES PLANNER

WALLINGFORD TOWN HALL
45 SOUTH MAIN STREET
WALLINGFORD, CT 06492
TELEPHONE (203) 294-2083
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REGULAR MEETING

Wallingford Inland Wetlands & Watercourses Commission

(Remote)

Wednesday, June 2, 2021, 7:00 p.m.

The IWWC Meeting of June 2, 2021 will take place REMOTELY ONLY. The Meeting can be accessed remotely from your computer, tablet, or smartphone.

<https://global.goto.meeting.com/join/770100477>

You can also dial in using your phone:

United States (Toll Free): 1 866 899 4679

United States: +1 (571) 317-3116

Access Code: 770-100-477

Live stream of the Meeting will also be available on the Town of Wallingford You Tube Channel: <https://www.youtube.com/c/wallingfordgovernmenttelevision>. Materials for this Meeting will be posted on the Town's website (as time allows): www.town.wallingford.ct.us. Upon entering the Meeting, please wait for instructions from the Chairman as to how the Meeting will proceed. To all participants: Please **MUTE your microphone** until called on to speak, then UNMUTE. Please wait for instructions from the Chairman before speaking.

Application plans and documents are available for view at the Environmental Planning Office, Basement Level, Town Hall, and are also available on the Town website, www.town.wallingford.ct.us, under 'Upcoming Events & Meetings', IWWC Regular Meeting (Remote), June 2, 2021, 7:00 p.m..

AGENDA

- A. PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. CONSIDERATION OF MINUTES
 - 1. Regular Meeting (Remote), May 5, 2021
- D. OLD BUSINESS
 - 1. #A21-3.3 / 475 Williams Road – Scott & Sandy Cavallaro – (installation of in-ground pool, low wall, patio- surround & compensatory flood storage area/rain garden)
 - 2. #A21-4.2 / 4A Research Parkway – Six Research, LLC – (Industrial development - automotive storage)
- E. NEW BUSINESS
- F. RECEIPT OF NEW APPLICATIONS -- (any applications filed May 31 or June 1 to be noted at Meeting and 'received')
- G. REPORTS & COMMUNICATIONS
 - 1. Discussion of proposal to adopt fines for violations
 - 2. Farm Hill Road Detention Basin

3. Pesticide Application Notification – Farms Country Club, 180 Cheshire Rd. - Pond & Lake Connection, received 5/19/21
4. Society of Soil Scientists Of Southern New England – 2021 Official Registry: Notice re: online access only; received 5/27/21

H. VIOLATIONS

1. Notice of Violation - 1245 Old Colony Road & Quinnipiac River --Jerzy Pytel - (unpermitted clearing & filling near river)
2. Notice of Violation -- 950 South Colony Road – 1NRSJ, LLC -- carwash facility – (filling)
3. #A20-2.1 / 12 & 16 Northfield Road – (over-clearing in floodplain wetlands & URA issue)
4. Notice of Violation - 11 Trumbull Drive – Jill Kobrin – (unpermitted grading, deposition, and structures within URA, rerouting of flows & alteration of drainageway/stream on Town land)
5. Notice of Violation - 1468 Tuttle Ave. -- Dan & Courtney Petrosky – (unpermitted forest clearing & fence installation in wetlands)
6. 90 Mansion Road – Ron Hansen, Jr. & Courtney Hansen - possible violation

I. ADJOURNMENT

J. NEXT SCHEDULED REGULAR MEETING: July 14, 2021

Individuals in need of auxiliary aids for the effective communication in programs and services of the Town of Wallingford are invited to make their needs and preferences known to the ADA Compliance Coordinator at 203-294-2070 five days prior.



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MEMORANDUM

To: IWWC
From: Erin O'Hare, Environmental Planner
Date: May 28, 2021

Re: IWWC#A21-3.3 / 475 Williams Road – Scott & Sandy Cavallaro -
(in-ground pool, low wall, patio-surround & compensatory flood storage
area/rain garden)

ENVIRONMENTAL PLANNER'S REPORT

Please refer to previous EPR dated 4/30/21, for background information, etc.

Status

- May 5: IWWC hears presentation, sets a Special Meeting for site walk, and tables application
- May 10: Special Meeting conducted (*see copy of Special Meeting Minutes forwarded in packet*)
- May 11: Revised plan (presented and discussed at the Special Meeting) and requested documents submitted:
 - plan, dated May 10, 2021
 - Soils Report by David Lord
 - Response to comments letter, dated 5/10/21 (*see copy in packet*)
- May. 12: Town Engineer's comments received (pertains to original plan design) – (*see in packet*)
- Above documents forwarded to Engineering & Health Depts., for review
- May 27: Town Engineer (verbally) requests flood storage area computations
- May 28: Health Dept. (second) comments received (well and septic system locations) and faxed to Project Engineer

Special Meeting – IWWC Site Investigation

On May 10, at 5:30, the IWWC convened at the subject property to conduct a Special Meeting for a site investigation for the purpose of observing current site conditions, observing areas where proposed activities are requested to be permitted, and observing in the field how David Lord's wetlands boundary compares with previous wetland demarcation as observed in the field by the IWWC in 2010. Mr. Cavallaro and Project Engineer David Carson were present. (*A copy of the Special Meeting Minutes forwarded in packet*).

Recommendation

Requested Outstanding Information

Response letter of May 10 provided all this office's requested information however the following is outstanding and is anticipated to be resolved before the Meeting, June 2.

1. Calculations/computation requested by Town Engineer need to be submitted regarding the revised figure for the revised designs that revised plan now indicates will provide 52.4 cu. feet of compensatory flood storage. Calculations were previously requested for previous design, but not submitted and yesterday I left message that calculations are outstanding for this design.
2. Health Dept. comments received 5/28/21 were reviewed by this office and required distances appear to be met by current design but will need to be affirmed by Project Engineer.

Suggested Conditions of Approval

If the requested outstanding information is provided before the Meeting and passes review, then this office will be recommending at the Meeting that the revised application be approved with the following conditions of approval:

1. Environmental Planner is contacted in advance to schedule an inspection of the required erosion control installation for placement and adequacy prior to commencement of any other work activity on the site.
2. Excavated soil is either used for fill needed to grade low wall/pool or taken offsite. No earthen material is to be deposited anywhere on the property.
3. No regarding or deposition of earthen material is to occur in the area located between the proposed low wall and the wetlands.
4. It is understood that pool excavation is planned for driest time of the year to limit the encountering of groundwater in the process of pool excavation, however, should groundwater be encountered, a dewatering area is to be installed located upgradient – not down gradient of the activity area – to allow dewatering flows to be filtered before travelling downgradient towards the nearby wetlands. The dewatering flow discharge point is to be protected with staked hay bales to provide protective filtering.
5. Copy of approved Flood Permit application from Planning Dept. for the activity within floodplain to be submitted to Environmental Planner prior to commencement of work for the IWWC permit file.

CC: Sandy & Scott Cavallaro
David Carson, P.E., OCC



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MEMORANDUM

To: IWWC
From: Erin O'Hare, Environmental Planner
Date: May 28, 2021

Re: IWWC #A21-4.2 / 4A Research Parkway – Six Research, LLC – (industrial development - automotive storage)

ENVIRONMENTAL PLANNER'S REPORT

Please refer to previous EPR dated 4/30/21, for background, jurisdictional areas, etc.

Status

- Apr. 30: Application incomplete - Revised plan sets submitted today but no other required or requested documents submitted. Application not referred awaiting other promised required documents.
- May 5: IWWC hears presentation – which includes recent changes to last plan submitted (e.g. roof flows from storage building are now proposed to be discharged to land near Thorpe Ave.). IWWC tables application
- Several phone messages to Project Engineer regarding omitted documents, etc.
- May 21: Site investigation conducted of area: 6 Research Parkway recently completed improvements, subject site, side by Thorpe Ave., and area of proposed and existing stormwater discharge to vernal pool wetlands located on 5 Research Parkway.
- May 27: Counter conference with Project Engineer – vernal pool issue discussed
 - Submittal of omitted and/or revised documents:
 - Revised plans, dated rev. to 5/24/21
 - Drainage pattern maps
 - Stormwater Management Report (with Soils info.)
- May 28: Above materials, dated rev. 5/24/21, referred to Water Division & Engineering for review.

Stormwater Management

(See under 'Required Or Requested Information', below.)

Erosion Control Plan

Further information will need to be submitted for E&S to be deemed adequate (see below under Recommendations).

Required Or Requested Information / Documents Yet To Be Submitted / Remaining Issues

Information provided recently:

- Final impervious surfaced area to be created was provided on May 27: 61, 740 s.f.
- Soil type: Cheshire fine sandy loam, 3-8% slope - 63 E
- Drainage calculations
- Stormwater Maintenance Management Plan aka Site Operations & Management Plan

Remaining outstanding information previously Requested

The following information – previously requested – is required and outstanding and needs **to be provided before the June 2 Meeting:**

- The name of the Responsible Party and contact number was omitted from the Site Operations & Management Plan submitted on May 27 and needs to be provided. Provide name in revised document in a free-standing document format for the permanent IWWC file.
- Provision of more complete E&S plan including provision:
 - Temp. Sediment Traps – depiction on plan
 - Calculation/Sizing info. for said traps,
 - Diversion trenches to direct flows to TSTs
 - Stockpile areas
 - Responsible Party and contact info. for Site Erosion Control Plan during construction phase
- Provide emergency spillway for basin
- Provide on plan call-outs for required designated snow disposal areas.

Comments From Other Agencies/Departments

No written comments received as of this writing.

Recommendation

The majority of the proposed stormwater flows to exit the site will discharge to Research Parkway R.O.W. and ultimately will discharge to the Vernal Pool wetlands located on east side of Research Parkway on the 5 Research Parkway property (vernal pool size: 1.25 ac., identified and described for that development application) via two catch basins located on east side of road located approx. 800 feet north of the former Bristol Myers Daycare Center driveway entrance. During construction, it is possible that sediment-laden flows may be introduced to this wetland with a concomitant adverse impact to water quality conditions. Therefore, careful and regular monitoring of any flows travelling offsite during the Construction Phase is imperative to prevent such an occurrence.

This office recommends approval of the application once the above outstanding information is provided (listed above) with the following suggested conditions of approval:

1. Environmental Planner is contacted in advance to schedule an inspection of the required erosion control installations for installation placement and adequacy prior to commencement of any other work on the site.
2. Silt fencing at site low-point is to be regularly monitored and inspected prior to anticipated storm events and after storm events to insure adequacy.

CC: Michael Ott, P.E., Summer Hill, Civil Engineers
Rosalind Page, Winterbourne