

**Wallingford Inland Wetlands and Watercourses Commission**  
**Regular Meeting**  
**Wednesday, April 5, 2023, 7:00 p.m.**  
**Robert F. Parisi Council Chambers**  
**Second Floor, Town Hall**  
**45 South Main Street, Wallingford, CT**

Chair James Vitali called this Regular Meeting of the Wallingford Inland Wetlands and Watercourses Commission to order on Wednesday, April 5, 2023, at 7:04 p.m. in the Robert F. Parisi Council Chambers, Second Floor of Town Hall, 45 South Main Street, Wallingford, CT.

**PRESENT:** Chair Vitali, Vice Chair Deborah Phillips, Secretary Nick Kern, Alternate Commissioners Aili McKeen and Mrs. Caroline Raynis (arrived at 7:06 p.m.), and Environmental Planner Erin O'Hare.

**ABSENT:** Commissioners Jeffrey Necio and Michael Caruso and Alternate Commissioner James Heilman.

There was one person in the audience.

**A. PLEDGE OF ALLEGIANCE**

The Pledge was recited.

**B. ROLL CALL - As above.**

Chair Vitali stated that Alternate Ms. McKeen and Alternate Mrs. Raynis would participate and vote tonight.

**C. CONSIDERATION OF MINUTES**

**Regular Meeting, March 1, 2023**

On p. 16 at Item K. Violations #5, 6, 7, 8, Chair Vitali requested to insert these sentences at the very beginning of the discussion:

Chair Vitali asked Ms. O'Hare for her opinion on whether the fill should be removed.

Ms. O'Hare said, I always felt it should be removed. (Discussion continued from there.)

**MS. PHILLIPS:** **MOTION THAT THE MINUTES OF THE REGULAR MEETING OF MARCH 1, 2023, BE ACCEPTED AS SUBMITTED WITH THE CORRECTIONS MADE TONIGHT.**

**MS. MCKEEN:** **SECOND**

**VOTE:** **MS. PHILLIPS – YES; MR. KERN – YES; MS. MCKEEN – YES; MRS. RAYNIS – YES; CHAIR VITALI – YES.**

**D. OLD BUSINESS**

**1. #A18-12.2 / 32 Barnes Road - Request for release of bond**

Ms. O'Hare said this request is not ready.

**2. #A23-2.1 / 856 North Main Street Extension - Advanced Turbine Services, LLC - (building addition, drive, outside storage area)**

Appearing was Mr. Marcus Puttock, P.E., of Godfrey, Hoffman, Hodge, LLC of North Haven.

Mr. Puttock said, This drawing is the existing commercial site. I have "before" and "after" views. Years ago, this open piece of land had a portion cut out of the rear and placed in the front to make it flat for the commercial building to be built. So the zoning was changed recently to allow for a bigger building. Now the east driveway from North Main Street going to the loading dock is to be enlarged. They will be bringing in materials. The existing swales have not been maintained and have overgrown. They have leaf litter, etc. There are two pockets of wetlands: one drains north from the middle of the site, and the other drains south also from the middle of the site. Drainage comes off the hill above and around the building.

Mr. Puttock continued, They propose to add a 6,000-square-foot addition and a loading dock for a driveway up to it. This would allow vehicles to drive into the building and bring the turbines in. We would replace the current loading docks with grass and pavement. There's the 50-foot width at the building, the driveway, and storm drainage improvements. There is a large detention pond on the adjacent parcel, created for the entire industrial subdivision when it was constructed. Existing drainage goes into this basin. We propose to cut off the existing roof leaders to that drainage pond and to put in an underground storage drainage system, which will keep all the first 1" of rain off the site, and then meter out storms--so the peak flow is mitigated. As to wetlands, they would maintain the wet-lands by removing invasive plants, clean it up, grade it, and then replanting with a wetland seed mix and sedge-type grasses.

Commissioner Kern said, You said the wetlands are overgrown and haven't been maintained. Are you bringing those back to retention?

Mr. Puttock said, Those weren't meant to retain, just to guide the water away. They're overgrown, so invasives have come in.

Commissioner Kern said, Do we want to put wetland placards out there?

Mr. Puttock said, We propose one at each end of the new driveway, and we can put two placards on posts.

Ms. O'Hare said, My Environmental Planner's Report went out in your packet. I have been to the site three times. You have photographs of where this new addition would go. It's very close to the wetlands. The building corner on the south side is 26 feet from the wetlands and 25 feet from the wetlands on the other side. The activity area by the driveway is about 15 feet from the wetlands. Normally, we would not encourage an applicant to propose something so close to the wetlands, but this is redevelopment. And we also have to consider relative value of the wetlands.

Mr. Puttock said, Davison Environmental's Wetlands report was in the original packet. He says it's altered wetlands. The plans were from 1979 and it was developed in 1980.

Ms. O'Hare said, This Commission started in 1988. Back then, DEP was running things from Hartford. Maybe they were approved a certain way then, and the developer might have taken a few liberties. It was approved for stormwater management in 1988, but the area wasn't maintained. So the area turned into aquent wetlands. Invasives are phragmites, knotweed, briars, etc. A 25-foot-tall alder tree is there and some dogwood bushes, so it's not all invasives. Originally, they were going to clear a swath 35 feet at the widest part. This is black organic soil. Can we just save some of the better wetland vegetation? Many birds go in there. Mr. Puttock revised the plan, and my Suggsted Conditions

of Approval indicate that they would have me go out and flag those wetland plants that should be saved. They propose to use a mini-excavator in there and to add wetlands plugs that grow 2 to 3 feet high to stabilize this stormwater swale. It's got to be stabilized before winter.

Commissioner Kern said, Do they need wetland placards to let people know that it's a wetlands area to be protected?

Ms. O'Hare said, They agreed to the placards, which are in my Suggested Conditions of Approval.

Chair Vitali asked for Commissioners' comments.

Commissioners McKeen, Raynis, and Phillips had no comment.

Chair Vitali asked, What are you going to do to protect the swale during construction?

Mr. Puttock said, The swale is on the opposite side of the silt fence, which is there throughout construction of the building and the driveway.

Chair Vitali asked, Is the silt fence going to be on the wetlands line? Then I'd suggest using orange construction fence around the building.

Mr. Puttock said, We could put that.

Chair Vitali said, You're not recharging the roof drains?

Mr. Puttock said, We are. The stormwater system has capacity to recharge as much into the ground as we can. It's an open bottom, open on the side with stone there. The soil takes water in at about 0.2" an hour.

Chair Vitali said, Does the stormwater go directly to the retention pond or to the swale?

Mr. Puttock said, It goes to the existing catch basin and down to the detention pond.

Ms. O'Hare said, Today I went by. I had asked the Owner to clean out the two catch basins that are filled with debris. Today one was cleaned out, as in the picture. The other one I couldn't find. So this is the one I could barely see (showed photo)—a lot of debris and trash are in there. Where does that come from?

Mr. Puttock said, A lot of people go there on the weekend and leave trash.

Commissioner McKeen said, People go there on the Fourth of July.

Ms. O'Hare said, The Stormwater Management Maintenance Plan?

Mr. Puttock said, It includes removing trash, debris. They are removing that.

Ms. O'Hare said, Sometimes, when we approve a permit that requires long-overdue maintenance work, they agree to maintain it—and they don't maintain it before the building is done. Can we have

this maintenance done first?

Mr. Puttock said, I think it would be a mistake to clean up first. So construction and then clean it up.

Chair Vitali said, Are you suggesting doing the swale work first?

Ms. O'Hare said, That's what I'm saying—then it would be done.

Chair Vitali asked Ms.O'Hare to recommend a bond amount.

Ms. O'Hare said, It would be for the two swales, two catch basins, grading and maintenance, and plantings. And the plant's can't go in in July--they'll have to go in in September. When would they do the building?

Mr. Puttock said, He wants to put it in as soon as possible. They need the space. It's a good chance that it will be done by September.

Ms. O'Hare said, Could they do the building and the driveways and never do the swale? Or the overflow or flooding makes them do the swale today?

Mr. Puttock said, Swale maintenance must be done now when it's feasible—they're not really able to get to the wetlands across the grass.

Commissioner Kern said, I'm thinking of a conservation bond to resolve this. They want to get the building up as quickly as possible. In the past, we gave the Applicant a conservation bond to make sure everything is done and satisfactory. I think \$10,000 or \$15,000 would be adequate.

Mr. Puttock said, Based on my conversations with them, I'd say that would be fine.

Chair Vitali said, So you're agreeing to all of the Conditions of Approval?

Mr. Puttock said, Yes.

Chair Vitali said, And we'll add an orange construction fence in the southeast corner, and a construction/conservation bond of \$15,000.

Mr. Puttock said, O.K.

Chair Vitali asked for anything else from the Commission?

No one responded.

**MS. PHILLIPS: MOTION THAT APPLICATION #A23-2.1 / 856 NORTH MAIN STREET EXTENSION - ADVANCED TURBINE SERVICES, LLC - (BUILDING ADDITION, DRIVE, OUTSIDE STORAGE AREA) BE DECLARED NOT A SIGNIFICANT IMPACT ACTIVITY.**

**MS. MCKEEN: SECOND.**

**VOTE:** **MRS. RAYNIS - YES; MS. MCKEEN - YES; MR. KERN - YES; MS. PHILLIPS - YES; CHAIR VITALI - YES.**

**MS. PHILLIPS:** **MOTION THAT APPLICATION #A23-2.1 / 856 NORTH MAIN STREET EXTENSION - ADVANCED TURBINE SERVICES, LLC - (BUILDING ADDITION, DRIVE, OUTSIDE STORAGE AREA) BE APPROVED WITH**  
**1) THE CONDITIONS OF APPROVAL IN THE ENVIRONMENTAL PLANNER'S REPORT DATED 3/31/23;**  
**2) THAT ORANGE CONSTRUCTION FENCE BE PLACED ON THE SOUTHEAST CORNER OF THE PROPERTY; AND**  
**3) THAT THERE BE A CONSERVATION BOND OF \$15,000 POSTED PRIOR TO ANY WORK.**

**MS. MCKEEN:** **SECOND.**  
**VOTE:** **MRS. RAYNIS - YES; MS. MCKEEN - YES; MR. KERN - YES; MS. PHILLIPS - YES; CHAIR VITALI - YES.**

**3. #A23-2.2 / 86 Barnes Road - 950 North Main Street Wallingford LLC - (commercial development - storage unit facility).**

Ms. O'Hare indicated the Applicant submitted a letter asking that this matter be tabled as there are several issues to be resolved.

Chair Vitali tabled the matter.

**E. NEW BUSINESS - None.**

**F. RECEIPT OF NEW APPLICATIONS**

**1. #A23-3.1 / 678 North Elm Street - David Vendetto - (fill & wall)**

Chair Vitali stated that he is a neighbor to this location.

This Application was formally received by the Commission. Ms. O'Hare had provided photos for viewing tonight, and the Commissioners will receive photos in their packets next month. Ms. O'Hare requested that the Commissioners go see this property in advance of the May meeting.

**2. #A23-3.2 / 300 Church Street, Yalesville - Parker Mill Shoppes, LLC - (deck upgrade) - Request for administrative approval - *Granted 4/4/23***

Chair Vitali noted this Application was approved administratively.

**G. ELECTIONS – *Error - were voted at the March meeting.***

**H. REPORTS & COMMUNICATIONS**

- 1. Discussion of proposal to adopt fines for violations - Not discussed.**
- 2. Farm Hill Road Detention Basin - status - Not discussed.**
- 3. Budget FY 23-24 - Town Council Public Hearing, Parisi Council Chambers, Town Hall, Apr. 10, 6:00 p.m. - This date was noted by the Commissioners.**
- 4. Budget FY 23-24 - Town Council Departmental/Agency Hearing (IWWC), Parisi Council Chambers, Town Hall, Apr. 27, 6:30 p.m. - This date was noted by the Commissioners.**

**I. VIOLATIONS**

1. Notice of Violation Remains - 1245 Old Colony Road & Quinnipiac River - Jerzy Pytel - (unpermitted clearing & filling near river)
2. 340 & 346 Quinnipiac Street - Southern CT Pallets - (possible violation)
3. Notice of Violation - 67 Schoolhouse Road - Michelle Millican & Michael Gerace - (forest removal and filling of wetlands and Upland Review Area)
4. Notice of Violation - 67 Schoolhouse Road - Karl Kieslich, Little K's Landscaping, LLC, contractor - (forest removal and filling of wetlands and Upland Review Area)
5. Notice of Violation - 69 Schoolhouse Road - Matthew Luis - (forest removal and filling of wetlands and Upland Review Area)
6. Notice of Violation - 69 Schoolhouse Road - Karl Kieslich, Little K's Landscaping, LLC, contractor - (deposition in Upland Review Area)

**MS. PHILLIPS:**     **MOTION THAT NOTICES OF VIOLATION #1-6 ON OUR AGENDA REMAIN.**  
**MS. MCKEEN:**     **SECOND.**  
**VOTE:**             **UNANIMOUS IN A VOICE VOTE.**

**J. ADJOURNMENT**

**MS. PHILLIPS:**     **MOTION TO ADJOURN THE MEETING.**  
**MS. MCKEEN:**     **SECOND.**  
**VOTE:**             **UNANIMOUS TO ADJOURN.**

The Meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Kathleen L. Burns  
Recording Secretary

**K. NEXT SCHEDULED REGULAR MEETING – May 3, 2023**