

**CITY OF BRIDGEPORT  
INLAND WETLANDS AND WATERCOURSES AGENCY  
REGULAR MEETING  
MARCH 31, 2014**

**ATTENDANCE:** M. Riley, Acting Chair; R. Walker, Acting Secretary;  
R. Filotei; E. Rodriguez; S. Powley; R. Morton; J. Tiago (6:11 PM)

**STAFF:** William Minor, Land Use Construction Review Director;  
Matthew Popp, Inland Wetlands and Watercourses Agency  
Consultant

**CALL TO ORDER**

Acting Chairman Riley called the meeting to order at 6:10 p.m. He then introduced the Commissioners present.

**RECEIPT**

**Application #2014-01: by K. Oni Chukwa & Leslie D. Koons for an Inland Wetlands Permit for construction of new residential structure and related site improvements to replace existing residential structure at 98 & 54 Grovers Avenue.**

*Commissioner J. Tiago joined the meeting at 6:11 pm.*

Mr. Popp came forward to address the application. He stated the application is for the reconstruction of the house, maintain the cottage and garage that was damaged by Hurricane Sandy. They propose to rebuild the culvert, and rebuild the existing footbridge. The project has 2pproximately 2600 sq. ft. of wetland, most of which has turned into lawn are.

Mr. Poppa reviewed he proposed conditions of approval.

Atty. Greg Cava appeared representing the applicant. He reviewed the project briefly stating the house was built in 1905 and was damaged during Hurricane Sandy. He confirmed the majority of the wetlands have been turned in to law with the exception of a small area near the pond.

He said they will be installing an underground drainage system. Tom Nelson, Site Engineer, appeared and discussed the handling of the underground water drainage. Commissioner Tiago asked about the culvert structural elements and Mr. Nelson responded. There was further discussion on the proposed drainage system.

Commissioner Filotei asked is the property has any access to Anchorage Drive. Mr. Nelson said no, however the garage does receive its electricity from a pole on Anchorage. Atty. Cava presented a brief history of this particular area.

Chair Riley asked if anyone wished to speak in favor of this application.

None appeared.

Chair Riley asked if anyone wished to speak in opposition of this application.

Seeing none the public hearing was closed.

### **DECISION**

**Application #2014-01: by K. Oni Chukwa & Leslie D. Koons for an Inland Wetlands Permit for construction of new residential structure and related site improvements to replace existing residential structure at 98 & 54 Grovers Avenue.**

Commissioner Walker suggested amending item #4 of the Conditions of Approval to increase the bond amount from \$5,000 to \$ 10,000.

**\* COMMISSIONER WALKER MOVED TO ACCEPT APPLICATION #2014-01: BY K. ONI CHUKWA & LESLIE D. KOONS FOR AN INLAND WETLANDS PERMIT FOR CONSTRUCTION OF NEW RESIDENTIAL STRUCTURE AND RELATED SITE IMPROVEMENTS TO REPLACE EXISTING RESIDENTIAL STRUCTURE AT 98 & 54 GROVERS AVENUE WITH THE FOLLOWING CONDITIONS AS AMENDED:**

- 1. Prior to the start of construction, the approved plans shall be revised to include the following items:**
  - a. Revised site plans to show a bioswale in the area of the proposed swale and catch basin on the north side of the property. The plan shall include the soil details and a planting plan for the bioswale.**
  - b. The planting of 12 native trees, including but not limited to such species as Swamp White Oak, Red Maple, Sweetgum, and Tupelo, at eight to nine feet tall at time of planting as mitigation for trees removed. These trees should be planted within the wetland area or within 25' of the wetland line.**
  - c. Revise site plans to show a mitigation planting area within the wetlands of the same size as the area of wetlands to be filled (approximately 1,000 sq. ft.). Additionally, show the eradication of the invasive plant Japanese Knotweed located behind the existing garage building.**

- d. **Additional construction sequence and details for bridge and culvert reconstruction.**

**The revised plan(s) shall be submitted to the IWWA for approval for IWWA permitting purposes prior to the start of construction.**

2. **A Maintenance Program for maintaining the drainage structures and bioswale in good working order shall be submitted to IWWA. This program shall be reviewed and approved for permitting purposes by the IWWA or its consultants prior to the start of construction.**
3. **Upon completion of the installation of the drainage system, and prior to the return of the bond, the Professional Engineer shall certify in writing to the IWWA that the installed drainage system was installed in accordance with the approved plans and the conditions of the IWWA permit.**
4. **Prior to the start of site work, a bond or other surety is to be posted with the City in the amount of \$10,000 to cover the costs associated with the installation of the stormwater drainage, culvert replacement, and erosion controls and to insure that the proposed project is developed in accordance with the approved site plan(s). At the request of the Applicant, the bond will be returned when the site work is completed and the disturbed soils are stable.**

**\*\* COMMISSIONER TIAGO SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY**

### **ADJOURNMENT**

**\*\* COMMISSIONER MORTON MOVED TO ADJOURN  
\*\* COMMISSIONER WALKER SECONDED  
\*\* THE MOTION PASSED UNANIMOUSLY**

Acting Chair Riley closed the meeting at 6:28 p.m.

Respectfully submitted,

Jill Kuzmich  
Telesco Secretarial Services

City of Bridgeport  
Inland Wetlands and Watercourses Agency  
Regular Meeting  
March 31, 2014  
Page 3