

**CITY OF BRIDGEPORT
INLAND WETLANDS AND WATERCOURSES
REGULAR MEETING
FEBRUARY 25, 2014.**

ATTENDANCE: Mel Riley, Chairman; Joe Tiago, Reginald Walker, Robert Filotei, Edgar Rodríguez, Scott Powley, Robert Morton.

STAFF: William Minor, Land Use and Management; Matthew Popp, Consultant.

CALL TO ORDER.

Commissioner Riley called the meeting to order at 6:08 p.m. A quorum was present. Commissioner Riley then identified the members seated on the Commission.

A. Receipt.

1. 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.

Mr. Popp came forward and greeted the Commission. He explained that the house and property had sustained significant damaged during Hurricane Sandy along with the pond. The Department of Environmental Protection had sent the application back to the Inland Wetlands Commission.

Mr. Popp indicated where the construction would occur on the plans and said it would disturb 2,000 sq. ft of wetlands. The driveway will also disturb the wetlands. Discussion followed regarding the access for the residence on Anchorage Drive. Commission Walker wished to know if there were other houses nearby. He was told that there were some houses on Anchorage Drive. It was stated that the applicant does not have right of way on to Anchorage Drive.

Mr. Popp said that he did not think this application needed to have a public hearing.

Mr. Popp was asked if the residence would be reconstructed. Mr. Popp said that it would be totally different while the garage would remain the same.

The discussion then returned to whether access would be available from Anchorage Drive. Mr. Popp indicated the extent of the wetlands in the area. It was also pointed out that an easement would be needed to allow the access.

Mr. Popp then reviewed the proposed conditions of approval as listed below:

1. Prior to the start of construction, the approved plans shall be revised to include the following items:
 - a. Revised site plans to 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 planting within the wetland area or within 25' of the wetland line.
 - c. Revised 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 plan Japanese Knotweed located behind the existing garage building.

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 the 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.

Prior to the start of site work, a bond or other surety is to be posted with the City in the amount of \$5,000 to cover the cost 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 complete and the disturbed soils are stable.

Discussion followed regarding the details of the water quality and how it will be improved.

Mr. Thomas Nelson, an engineer, came forward and introduced himself to the Commission. He said that the sandy soils will help with the bioswale because it will allow plants to filter the water.

The applicant's representative thanked Mr. Popp and the Commission for their time.

Mr. Riley asked if there was any one present who wished to speak in favor of the application. No one came forward. Mr. Riley asked if there was anyone who wished to speak in opposition to the application. Hearing none, Mr. Riley closed the hearing on 98 & 54 Grovers Avenue.

• Application 2014-01: 98 & 54 Grovers Avenue.

Mr. Fidele stated that he felt there should be a public hearing on this application due to the parcel's close proximity to the yacht club. Mr. Riley pointed out that there was no notice published for a public hearing.

**** MR. FIDELE MOVED TO HAVE A PUBLIC HEARING ON THE APPLICATION FOR 98 & 54 GROVERS AVENUE.**

**** MR. WALKER SECONDED.**

**** THE MOTION FAILED TO PASS WITH THREE IN FAVOR AND FOUR AGAINST.**

Mr. Riley stated that the motion for scheduling a public hearing failed to pass because a majority of those in attendance had been opposed to it. Mr. Minor said that this was also his understanding of the bylaws and the vote was simply to determine if a public hearing was needed. Discussion followed regarding the decision timeline. Mr. Riley asked Mr. Minor to clarify the next steps for the Commission.

Mr. Minor recommended that a decision be made on this application at the next meeting. He stated that there is an automatic approval that will be triggered if the application is not addressed promptly. Mr. Minor said that in his opinion, the application met the required standards. Mr. Walker agreed that this decision should be on the next meeting agenda.

Additional discussion followed regarding the consequences of waiting until the next meeting for a decision. It was pointed out that the notice had been published four times

and the public had an opportunity to come forward. The consensus of the Commission was to include the review this application on the next meeting agenda.

OTHER BUSINESS.

There was no other business to consider at this time.

MINUTES.

November 25, 2013 –

**** MR. MORTON MOVED THE MINUTES OF NOVEMBER 25, 2013.**

**** MR. RODRÍGUEZ SECONDED.**

**** THE MOTION TO APPROVE THE MINUTES OF NOVEMBER 25, 2013 AS SUBMITTED PASSED UNANIMOUSLY.**

ADJOURNMENT.

**** MR. MORTON MOVED TO ADJOURN.**

**** MR. RODRÍGUEZ SECONDED.**

**** THE MOTION TO ADJOURN PASSED UNANIMOUSLY.**

The meeting adjourned at 6:40 p.m.

Respectfully submitted

Sharon L. Soltes
Telesco Secretarial Services