INLAND WETLANDS & WATERCOURSES COMMISSION
REGULAR MEETING
November 16, 2015

The Town of Bloomfield Inlands Wetlands & Watercourses Commission held their regular meeting on Monday, November 16, 2015, scheduled for 7:30 P.M. at the Town Hall in Bloomfield, Connecticut with the following Commissioners present:

Nicholas Panke, Chairman
Alan Budkofsky
Barry Berson
Joy Chance
David Mann

Also present: David Peter Castaldi, Wetlands Agent
Laura James, Recording Secretary

Commissioners not present:
Howard Hunter, Vice Chairman
Kenneth Bennett
Wendell Duncan

CALL TO ORDER

Chairman Panke called the regular meeting of the Inland Wetlands & Watercourses Commission to order at 7:32 P.M. in the Council Chambers meeting room at the Bloomfield Town Hall, 800 Bloomfield Avenue.

Chairman Panke reviewed the procedures for Public Hearings and stated that since they had a bare quorum of five Commissioners four affirmative votes were required to approve any applications. The applicant has the choice of proceeding with their application at tonight's meeting or delaying it to the next meeting when more than five Commissioners may be present. The applicants all agreed to go forward tonight.

Chairman Panke read the notice of the first agenda item.

1. Application of TFC Housing for a Wetlands Map Amendment Lot 2, Map 89, 15 Douglas Street Soil Scientist, Thomas Pietras (Public Hearing)

A motion was made by Commissioner Budkofsky to open the public hearing.
The motion was seconded by Commissioner Mann and was approved unanimously.

Mr. Guy Hesketh, F.A. Hesketh & Associates, Inc., East Granby, licensed Profession Engineer, stated that they are looking at a piece of land for boundary amendment, owned by the Town of Bloomfield, which his client has an option on. The Town owned parcel is 13.48 acres and TFC Housing has an option to build an elderly housing complex in the southerly part of the property. This southerly portion is 5.48 acres and the subject of this application.

Mr. Hesketh stated that the plans show the area of wetlands flagged by Mr. Pietras, the Soil Scientist is smaller than the area of wetlands shown on the Official Map.

Mr. Thomas Pietras, Professional Soil Scientist, stated that he had flagged the wetlands on June 5, 2015. The wetland soils are underlain by silty clay deposits, there are seasonally wet areas, and a lot of the original overburden is gone in some areas. There are several watercourses including a permanent stream that runs from east to west through the middle of the property and several intermittent watercourses draining to it from storm drainage system outfalls from the adjacent roads. There is also a man-made channel, running south to north for the Douglas Street stormwater system discharge. There is evidence of past soil disturbance in the area east of the man-made channel. On the west side there was relatively little soil disturbance.

Mr. Castaldi stated he visited site on October 28 and on November 3, 2015 with Mr. Pietras. They looked at a couple of areas in which he had questions about on the east side of the man-made channel. They determined that here were no additional wetlands in this area. Mr. Castaldi stated that prior to the late 1970's Douglas Street ran north right through to Cottage Grove Road. Some of the disturbed areas may have been for house lots which were never built in the 1950's or for houses demolished in the 1970's for the relocation of Cottage Grove Road

Mr. Castaldi also stated that the perennial stream that runs east to west, at least in the westerly half, is deeply incised below the surrounding ground and was undercut in places with old tree roots exposed. There appears to be a lot of run off going through this watercourse. The stream's channel may have been excavated in the past. The banks are 6-8 feet high.

Mr. Castaldi stated that Mr. Pietras' flagging was accurate and recommended that the Commission approve the application and incorporate the flagged wetlands limit into the Official Map of Inland Wetlands and Watercourses.

Chairman Panke stated that this was just a wetlands map amendment not an application for wetlands permit and asked if there were any questions from the public.

Mr. Roger Tilley, of 43 Walsh Street, asked if they could point out where the fill was on Douglas Street.

Mr. Pietras stated it was not so much fill, but rather historic grading, east of the man-made intermittent watercourse where disturbed soils were identified. This probably occurred 40 or 50 years ago and the area has since grown up into woods.

Chairman Panke asked if there were any questions from the Commission.

Commissioner Mann asked where the abutting Wintonbury Land Trust parcel was located.

Mr. Hesketh pointed out a parcel of land abutting the southwest corner of lot 2 and was about a quarter of an acre in size.

Commissioner Budkofsky asked if the man-made drainage channel ran along the side of Douglas Street.

Mr. Hesketh stated that Douglas Street used to go straight north to Cottage Grove Road and the channel was constructed along the easterly side of the former north-south section of Douglas Street that is identified on the plan as a paper street.

Mr. Castaldi stated that the man-made channel was created when part of Maplewood Avenue was extended to the west and became Douglas Street. A new storm drainage system was built and the man-made channel is for this discharge.

Commissioner Mann asked whether the applicant was the same entity that requested a recommendation a few years ago.

Mr. Castaldi stated that it is the same Multi-Family Residential project and that this application for accurately mapping the wetlands on the property is the first step.

Chairman Panke asked for comments from the public.

Mr. Tilley stated that he had owned one of the houses on Douglas Street when it exited out to Cottage Grove Road. Before it was redone there were about eight houses on either side of the street and the adjacent land was wet. He just wanted to make the Commission aware that there were houses there but he did not realize the wet areas were wetlands.

Chairman Panke asked for comments from the Commission.

Commissioner Mann stated that this seems to be a procedural matter and that if the professionals and staff are in agreement he would vote in favor.

Chairman Panke stated that this is the same as presented about four or five years ago and that there were only minor changes.

Commissioner Budkofsky made a motion to close public hearing. The motion was seconded by Commissioner Mann and was approved unanimously

Chairman Panke asked for a motion to approve.

Commissioner Mann made a motion to approve the application of TFC Housing Corporation for a Wetlands Map Amendment at 15 Douglas Street, the southerly portion of lot 2, subject to the recommended conditions of approval from the November 10, 2015 staff memorandum:

1. *Minor technical items from the application review shall be revised on or added to the plans. Final plans are subject to the approval of the Wetlands Agent.*

2. *In addition to the three (3) sets of paper prints, the final plans are to be submitted in digital image file that complies with the Town of Bloomfield GIS specifications.*

The motion was seconded by Commissioner Berson and was approved unanimously

Chairman Panke read the notice of the second agenda item:

2. Application of Richard C. Heath
Church Home of Hartford, Inc.
For a Wetlands Permit at
200 Seabury Drive for
Additions B and C

Tom Grimaldi, Project Engineer for R. R. Hiltbrand Engineers and Surveyors, representing Church Home of Hartford/ Seabury, spoke for the applicant. Mr. Grimaldi stated the project includes two additions to the existing commons building shown in light blue on the Staging Plan sheet 24 of 61. Addition B is located on the south side of the commons building and addition C is located on the east side. The project has three phases shown in dark blue, green and purple on the staging plan. Phase one (dark blue) is the southerly most parking lot and bio-retention basin 3. Phase two (green) includes the easterly and westerly parking lots and bio-retention basins 1 and 2. Phase three (purple) includes the two additions.

Mr. Grimaldi, referencing an overall impact plan (sheet W1) said that the three proposed stormwater basins (shown in green), portions of three existing parking lots, and four proposed lots,

(shown in grey) are within the Upland Review Area. These portions are cross-hatched. The proposal includes the relocation of a portion of Seabury Drive to the west about 15 feet and raising the road between 5 and 6 feet to accommodate access to Addition C. A lot of fill will be coming out during the mass excavation and they are balancing the site. All work is outside of the wetlands. There will be approximately 2.1 acres of work in the Upland Review Area. They will be utilizing the existing storm drainage outfalls and adding a few more. The impact to the vegetative buffer zone 50 feet from the wetlands is approximate one half of an acre. All storm runoff from the proposed parking lots is directed into the bio-retention basins. Stone strips are proposed along the edge of the parking lots to promote infiltration. Water quality swales are proposed between the parking lots. They tried to keep very large green spaces throughout the project. In one case they are replacing an existing 18 inch outfall pipe with a 24 inch pipe and adding a splash pad. They have minor work in an intermittent watercourse to construct one new storm culvert and two rip rap plunge pools.

Mr. Michael Klein, Biologist and Soil Scientist, described the on-site wetland resources. Wetland 1 is located along the easterly and northerly property lines and is part of a larger wetland that extends east and north into the Blue Hills Reservoir. Wetland 2 is located on the inside of the loop road and is a small round shaped wetland area. The proposal is designed to avoid wetland impacts entirely. They went to great lengths to avoid and enhance the wetlands. Sheet Bio2 (43 of 61) shows green areas that are proposed shrub masses that will supplement the proposed basin plantings. The stormwater/bio-detention basins will require extensive regrading of the area east of the loop road and this grading will remove a lot of canary reed grass which is an invasive species. Wetland seed mix will be planted around these areas for erosion control. Mr. Kline stated that in his professional opinion there will be no adverse impact on the wetland and watercourses associated with this proposed development.

Mr. Castaldi stated that this project abuts the Blue Hills Flood Retention Reservoir and was formerly an A.C. Peterson dairy farm. The reservoir and the easterly side of this property have a lot of reed canary grass growing. The removal of this invasive is included in the proposed project. Removal of more reed canary grass is recommended. The only place for the bio-retention basins is in their proposed locations in the lowest ground in the easterly part of the project. These basins will take the runoff from the roads and driveways but the roof drains will go directly to the discharges as clean runoff. They are designed to catch the first flush of runoff and remove pollutants through sand filtering and biological uptake through the plants and shrubs. They are not designed for storm water retention or detention.

There are 11 recommend conditions of approval, none are significant. Condition #4 was included to cover the regulated activities associated with the construction of 2 new foot bridges and minor work in and around walking trail and bridges. There is a recommended $11,000 bond for disturbing 10.7 acres, 3rd party inspections and a pre-construction meeting. The Wetlands Permit will be issued to Church Home of Hartford d/b/a Seabury.

The project is proposed in 3 phases: demolition and earthwork, utilities and then road and building work. All of which needs to be properly coordinated. Mr. Castaldi asked Mr. Grimaldi to identify the phases on the plan.

Mr. Grimaldi stated there is a temporary entrance from the existing parking lot as part of the construction of phase one including bio-retention basin 3. There are designated stockpiling and staging areas. Phase 2 includes the construction of the new parking lots and bio-retention basins 1 & 2. Phase 3 is the construction of buildings. All of the bio-retention areas will be used as temporary sediment traps during construction.

Mr. Castaldi asked if there was a general timeline for Phases 1, 2 and 3 and for finishing the project?

Mr. Grimaldi said they were hoping to obtain building permits in March 2016, begin construction in the spring and finish project by end of 2017

Chairman Panke asked if there were any questions from the Commission.

Commissioner Mann asked if the bio-retention basins are not intended to take roof drainage where does it go.

Mr. Grimaldi said the roof drainage is purposely bypassing the bio-retention basins to separate outfalls east of the loop road. A drainage analysis was submitted to the Town Engineer and he is reviewing.

Commissioner Mann asked if the bio-detention basins were supposed to leak out through their bottoms or through a pipe or overflow.

Mr. Grimaldi said all three. The bottom of the basins includes perforated pipes in a crushed stone bed, then a mixture of 70% sand and 30% leaf compose to a depth of 22 inches. The first one inch of rainfall goes into the basins and is filtered by the sand and compost mixture. This runoff will infiltrate into the ground. To prevent stagnant water the perforated pipe will drain excess runoff out to an existing discharge. To accommodate heavy rain events the basins are also provided with an outlet structure and an emergency overflow spillway.

Commissioner Mann said that this was the first time we have seen this type of technology and asked if they needed to be inspected four times per year?

Mr. Grimaldi said the sand filter bed will not be visible when the vegetation grows, Chances of having to remove any of this filter media is highly unlikely if they are maintained and cleaned properly.

Commissioner Mann asked if there was a maintenance plan for these basins.

Mr. Castaldi stated that a maintenance plan is included in the site plans.

Commissioner Budkofsky asked Mr. Castaldi about the fee reduction request and whether they needed to take a vote on the request separate from the vote on the application?

Mr. Castaldi stated the fee reduction request letter was included in the agenda package but was not listed on the agenda separately. At the October meeting the Commission voted separately on another request for a fee reduction.

Commissioner Budkofsky asked if this applicant paid the full fee already.

Mr. Castaldi said they paid the minimum application fee for multi-family residential developments of $500, the watercourse impact fee of $50 and the DEEP fee of $60 for a total of $610.

Commissioner Budkofsky asked whether we normally collect the fee when the application is made.

Mr. Castaldi stated that yes we do. A payment of $610 was submitted with the application and per our Regulations they can request in writing a reduction or elimination of the fee.

Commissioner Budkofsky asked whether a request for a fee reduction eliminates the applicant from making a payment when the application is submitted.

Peter Castaldi said no the request does not eliminate them form paying an application fee. The fee schedule allows for a minimum payment of $500.00 for this type of dev elopement.

Commissioner Budkofsky stated when do they pay the rest? Mr. Castaldi said before they are issued the permit.

Mr. Castaldi stated the proposed development is 68 units phase B and Phase C one skilled nursing unit in addition 12 short term rehab units. The calculation full application fee for 68 new units is $75 per unit, times 78 units, for a total of $5100, plus the impact fee and the DEEP fee for a total of $5210.

Mr. Grimaldi stated the 12 short-term units are skilled nursing beds not actually housing units.

Chairman Panke asked about the proposed relocation of the existing loop road.

Mr. Grimaldi stated they are moving the easterly part of the loop road about 15 feet to the west, away from the reservoir, and raising it up 4-6 feet in elevation to accommodate the new entrance at addition C and the parking garage at addition B.

Chairman Panke asked about the storm drainage and effects of the development on the swale across from the synagogue on Wintonbury Avenue.

Mr. Grimaldi stated that the new development will reduce the flow to the Wintonbury Avenue swale by 8-8 ½ percent. The existing 36" pipe is close to being at maximum capacity and they took as much runoff as they could away it and brought it to the east.

Mr. Castaldi stated the issue with the culvert on Wintonbury Avenue is the capacity of the downstream channel which is almost dead flat.

There were no more questions or comments from the Commission. Chairman Panke asked for a motion to approve.

Commissioner Budkofsky made a motion to approve the application of Richard C. Heath, Church Home of Hartford Inc., for a Wetlands Permit for additions B and C at 200 Seabury Drive, with reference to the set of plans dated October 24, 2015, and including the recommended conditions of approval from the November 9, 2015 staff memorandum:

1. Final plans, revised for compliance with the final conditions of approval, and all technical review revisions, are to be submitted to the Wetlands Commission no later than 120 days after the date of approval. The final conditions of approval shall be added to the plans verbatim. Final plan revisions are subject to the approval of the Wetlands Agent.

2. The direct impact to watercourses shall be no greater than ***50 linear feet.*** *No direct impacts to inland wetlands are included in this permit.*

3. Impacts within the established upland review areas, 100 feet from wetlands and 200 feet from watercourses, shall be no greater than ***78,000 square feet (1.8 Acres).***

4. Additional minor regulated activities associated with the construction of two new foot bridges, with the protection and restoration of the existing hiking trail, and with the stabilization of existing stormwater outfalls are included in this permit.

5. In accordance with Sections 11.9 and 13 of the Wetlands Regulations the applicant shall post a bond, separate from the developmental bond, for the duration of the project, in the amount of $1,000 per acre of development or portion thereof. This bond shall be posted prior to any site disturbance, including tree clearing, to correct or prevent impacts to on-site and off-site wetlands or watercourses and to guarantee that soil erosion and sediment control measures are properly installed and maintained; that disturbed areas are stabilized; that all conditions of approval are complied with; and that mitigation areas, landscaping and other site work are completed. This project includes ***10.7*** *acres of disturbance and an* ***$11,000*** *bond is required.*

6. In accordance with Section 11.13 of the Wetlands Regulations, the applicant shall engage and pay for an independent consultant, soil scientist, civil engineer, biologist, wetlands scientist, or other professional, acceptable to the Commission, to report on the progress of the project, and the results of any monitoring and/or inspections as required by the Commission and to provide periodic reports to the Commission regarding sensitive issues such as soil stabilization, siltation or other contamination or pollution of wetlands and watercourses, or the impacts of development or its operation upon completion. Said professional shall, during all phases of construction, perform soil erosion and sediment control measure inspections, and prepare and submit reports on the status of these measures on a weekly basis and within 48 hours of the end of a rain event of one half inch or more in a 24-hour period. Reports are to be submitted to the developer and site contractor; and submitted in writing to the Wetlands Agent at P. O. Box 337, 800 Bloomfield Avenue, Bloomfield, CT 06002.

7. The applicant shall schedule a preconstruction meeting with the Wetlands Agent, developer, general contractor, site work contractor and utility companies prior to the start of any construction, tree clearing or ground disturbance.

8. All permanent erosion and sediment control and stormwater quality measures, structures and facilities are to be maintained in accordance with the 2004 CT Stormwater Quality Manual, including Chapter 9 Developing a Stormwater Maintenance Plan and Appendix E. Maintenance Schedule Checklists (inspections).

9. All projects involving a total, cumulative disturbance of land area associated with construction activities, that is greater than or equal to five acres shall be registered with the CTDEP in accordance with the General Permit for the Discharge of Stormwater and De-Watering Wastewater Associated with Construction Activities (Phase 1). Municipal building, zoning or wetlands compliance permits will not be issued for the initiation of work in the Town of Bloomfield without verification of this registration presented to the permitting agency.

10.** In accordance with the Wetlands Regulations Section 11.6 the permit cannot be transferred from the applicant to another party without the approval of the Commission. This permit is to be assigned to the applicant:* ***Church Homes of Hartford, Inc., dba Seabury, 200 Seabury Drive, Bloomfield, CT 06002.

11. An as-built site improvement and grading plan, prepared by a licensed Land Surveyor, shall be submitted after all site work has been completed, and prior to requesting a Certificate of Occupancy inspection.

The motion was seconded by Commissioner Berson and was approved unanimously.

There was some discussion about the application fee reduction request. Chairman Panke asked for a motion to approve the request.

Commissioner Budkofsky made a motion to reduce application fee to the $610 amount already paid. The motion was seconded by Commissioner Berson. The motion failed with no votes in favor and five votes against.

3. Ed Lally and Associates, Inc.
Wetlands Permit for a manufacturing,
Storage and distribution facility
380 Woodland Avenue

The applicant, Mr. Ed Lally, Licensed Professional Engineer, addressed the Commission and said that the property owner is FS Realty. On the original application we indicated 423 square feet of wetland disturbance on Page 1, on Page 2 (the fee schedule) we did not include that and did not pay the fee. Subsequently I submitted a corrected application and paid the correct fee. We are not asking for a waiver of the application fee.

Mr. Lally stated the application includes only 0.01 acres of wetland disturbance. This proposal is for an extremely hi-tech, low personnel, manufacturing facility and they only need 135 parking spaces. One parking space for each employee on both shifts combined. The Zoning Board of Appeals approved a variance for the reduced number of parking spaces. The site was previously approved for three buildings on three lots. We are proposing one building on the combined three lots. The total land area of disturbance is 27.510 acres.

The majority of the regulated activities occur adjacent to manmade wetlands. The bulk of these impacts are in areas that are already disturbed by construction activities. Mr. Lally requested approval of the application, with the minor modifications from Mr. Castaldi, and any changes requested by the Planning Commission which do not increase the impacts that were already on this property.

Mr. Castaldi asked Mr. Lally to restate the total area of disturbance for the project.

Mr. Lally stated there would be 27.510 acres of disturbance.

Mr. Castaldi stated that this site is presently an open area where the property owner has been removing sand for some time with the approval of the Town Plan and Zoning Commission. Prior to the sand removal the property was in agriculture and was formerly a pig farm. The on-site upland soils are very sandy and they are suitable for stormwater infiltration. The applicant is providing infiltration for the runoff from the paved areas. This is quite a large building and there will be significate runoff coming from building roof. The submitted drainage calculations are under review by the Town Engineer.

Mr. Castaldi stated that there is quite a bit of old farm stuff and equipment in the wetlands and is recommending its removal as a condition of approval. That which can be removed without disturbing the wetlands should be removed. A field meeting will be necessary to determine the scope of this removal. The on-site wetlands are in depressed area along the southerly property line. Some of the farm debris and equipment may be just outside the wetlands.

Mr. Castaldi stated that a few of his recommended conditions of approval will need to be modified. Recommended condition #2 should read that the direct wetland impact be no greater than 450 square feet. Recommended condition #6 should be changed to a bond amount of $28,000.

Commissioner Berson asked if they would need to add pavement if the use of the facility becomes low-tech and hi-personnel?

Mr. Lally stated that they had presented a plan to the Zoning Board of Appeals with a total of 981 parking spaces. All could be accommodated by turning the proposed trailer parking and loading dock areas into parking spaces.

Commissioner Mann asked if Mr. Lally had any ownership in the project.

Mr. Lally stated that he does not have any ownership in the project.

Commissioner Mann asked Mr. Castaldi about all the developments on Woodland Avenue, when is the last time he was there to check to see what's going on?

Mr. Castaldi stated there is a pond which drains to the south, that is on the parcel that TJX Home Goods owns, and last time he was there was when they built the new loading docks a year or two ago. Most of the newer developments west of West Dudley Town Road include storm water quality measures.

Commissioner Mann stated he would like something in place to check these areas on a regular basis. Mr. Castaldi stated that would be a pretty intensive project.

Commissioner Mann asked Mr. Castaldi about his comments that include several items that are not in the recommended conditions of approval. Have these issues been taken care of?

Mr. Lally stated that he and Mr. Castaldi had discussed these items and except for one minor difference he was in agreement with them.

There was no more discussion.

Chairman Panke asked for a motion to approve the application.

A motion was made by Commissioner Budkofsky to approve the application of Ed Lally and Associates, Inc. for a Wetlands Permit for a manufacturing, storage and distribution facility at 380 Woodland Avenue, incorporating all comments made by the applicant, with reference to plan set revised to November 12, 2015, and recommended conditions of approval from the November 10, 2015 staff memorandum, as modified:

1. *Final plans, revised for compliance with the final conditions of approval, and all technical review revisions, are to be submitted to the Wetlands Commission no later than 120 days after the date of approval. The final conditions of approval shall be*

added to the plans verbatim. Final plan revisions are subject to the approval of the Wetlands Agent.

2. *Impacts to the inland wetlands shall not exceed **450 square feet.***

3. *Impacts within the established upland review areas, 100 feet from wetlands and 200 feet from watercourses, shall be no greater than **6.1 acres**. Mitigation for these impacts shall be provided with the proposed mitigative and habitat plantings.*

4. *Impacts to the wetlands vegetated buffer zone shall be no greater than **17,000 square feet** (0.385 acres). Mitigation for impacts to the wetlands vegetated buffer zones shall be provided with new buffer vegetation at the limit of clearing and as otherwise specified on these plans.*

5. *All old farm equipment, trash and debris shall be removed from the southerly wetlands before any construction activities are commenced. The extent of the removal shall be coordinated in the field with the Wetlands Agent. Low ground pressure equipment or hand tools shall be used to limit disturbance. Permanent stabilization of the disturbed area shall be done during the first construction season.*

6. *In accordance with Sections 11.9 and 13 of the Wetlands Regulations the applicant shall post a bond, separate from the developmental bond, for the duration of the project, in the amount of $1,000 per acre of development or portion thereof. This bond shall be posted prior to any site disturbance, including tree clearing, to correct or prevent impacts to on-site and off-site wetlands or watercourses and to guarantee that soil erosion and sediment control measures are properly installed and maintained; that disturbed areas are stabilized; that all conditions of approval are complied with; and that mitigation areas, landscaping and other site work are completed. This project includes **27.51** acres of disturbance and a **$28,000** bond is required.*

7. *In accordance with Section 11.13 of the Wetlands Regulations, the applicant shall engage and pay for an independent consultant, soil scientist, civil engineer, biologist, wetlands scientist, or other professional, acceptable to the Commission, to report on the progress of the project, and the results of any monitoring and/or inspections as required by the Commission and to provide periodic reports to the Commission regarding sensitive issues such as soil stabilization, siltation or other contamination or pollution of wetlands and watercourses, or the impacts of development or its operation upon completion. Said professional shall, during all phases of construction, perform soil erosion and sediment control measure inspections, and prepare and submit reports on the status of these measures on a weekly basis and within 48 hours of the end of a rain event of one half inch or more in a 24-hour period. Reports are to be submitted to the developer and site contractor; and submitted in writing to the Wetlands Agent at P. O. Box 337, 800 Bloomfield Avenue, Bloomfield CT 06002.*

8. *In accordance with the Wetlands Regulations Section 11.6 the permit cannot be transferred from the applicant to another party without the approval of the Commission. This permit is to be assigned to the applicant: **Ed Lally and Associates, Inc.***

9. *Final plans shall be submitted in digital image form compatible with the Town GIS. This digital submission is in addition to any prints or mylars required.*

10. *An as-built site improvement and grading plan, prepared by a licensed Land Surveyor, shall be submitted after all site work has been completed, and prior to requesting a Certificate of Occupancy inspection.*

The motion was seconded by Commissioner Mann and was approved unanimously.

4. Approval of Minutes
October 16, 2015 meeting

A motion was made by Commissioner Budkofsky to approve minutes as presented. The motion was seconded by Commissioner Mann and was approved unanimously.

5. New Applications

Mr. Castaldi said he had received new applications for the following:

A Wetland's Agent Permit at 12 Wyndemere Road for a residential addition at the rear of house.

An application for the resubdivision of property which has wetland and watercourses at 2 and 4 Old Windsor Road. This will require a public hearing. GFP Realty/Birken Manufacturing built 2 & 4 on west side of Old Windsor Road south of Blue Hills. The development included these two buildings on one lot. The resubdivision will create one lot for each building and third lot to the south.

6. Status of On-Going Projects

Mr. Castaldi reported on the following projects:

Brighton Park Apartments started to build foundations and will be installing utilities over the winter. New building construction to start in the spring.

Deringer-Ney building at 335 Woodland Avenue, steel is going up, storm water basin completed.

CREC Museum Academy, 11 Turkey Hill Road, has footings and foundations going in. Their storm water basin is finished.

Phoenix Crossing Road is complete from Windsor Town Line to Mustad Drive, but have to wait for DOT to approve a new 4-way traffic light. The new crossing of Mill Brook is in great shape.

Last month a Wetlands Agent Permit was approved for an MDC project to install a 48" sleeve pipe in Mills Lane under the railroad tracks for a future water main project. This project is presently underway and has required the closing of Mills Lane to through traffic. The railroad tracks will be removed, the sleeve pipe installed, and a new railroad crossing built.

7. Adjournment

Motion was made by Commissioner Budkofsky to adjourn the meeting at 9:53 p.m. The motion was seconded by Commissioner Chance and was approved unanimously.

Respectfully submitted,

Laura James, Recording Secretary

Nicholas Panke, Chairman