The Town of Bloomfield Inland Wetlands & Watercourses Commission held their regular meeting on Monday, November 18, 2019, scheduled for 7:00 p.m., at the Town Hall in Bloomfield.

I. Call to Order: Chairman Nicholas Panke called the meeting to order at 7:04 p.m.

II. Roll Call:

Chairman Nicholas Panke, Commissioner Barry Berson, Commissioner Alan Budkofsky, Commissioner Joy Chance, Commissioner Katie Blint and Commissioner Kevin Wilcox were all present. A quorum was established with 6 members.

Vice Chairman Howard Hunter, Commissioner David Laiuppa and Commissioner Kevin Hussain were not present.

Also Present:

Mr. Peter Castaldi, Civil Engineer and Wetlands Agent and Ms. Joyce Pickett, Recording Secretary.

Chairman Panke reviewed the procedures for Public Hearings.

III. Old Business:

1. Application of Maulucci Home Builders, LLC (Owner: Maulucci Brothers, LLC)
   Wetlands Map Amendment
   Lots 4014 and 4015 Ryefield Hollow Drive South
   Soil Scientist Mr. George Logan
   (Public Hearing continued from 10/21/19)

2. Application of Maulucci Home Builders LLC (Owner: Maulucci Brother, LLC)
   Wetlands Permit for development of 51-unit PLR
   Lots 4014 and 4015 Ryefield Hollow Drive South
   (Public Hearing continued from 10/21/19)
Commissioner Budafsoky made a motion to table the applications of Manuchi Home Builders, LLC and continue the Public Hearings for the Wetlands Map Amendment and Permit applications, at Lots 4014 and 4015 Ryefield Drive South. Commissioner Wilcox seconded the motion and the Commission voted unanimously in the affirmative.

3. Application of 25 Jerome Avenue LLC for a Wetlands Permit application for an Associated driveway and parking spaces at 713 Bloomfield Avenue

Continued from the 10/21/19 IWCC Meeting.

Commissioner Budafsoky seconded the motion to re-open the public hearing. Commissioner Wilcox seconded the motion and the motion passed with a unanimous vote.

Mr. Thomas Daily, PE, Vice President, Senior Project Manager of Milone and McLean Civil Engineers, located at 149 Realty Drive, Cheshire, CT, spoke for the applicant and outlined the changes to the proposed site development since the October 21, 2019 meeting. In response to comments from Town Staff the project now includes bio-retention Island in the parking lot and pervious pavers for some of the parking spaces.

This is the second part of the Center Apartments project originally approved in 2014. The project site is comprised of the property at 713 Bloomfield Avenue and a former portion of the property at 717 Bloomfield Avenue. The site has a total area of 1.59 acres and lies within the Special Development District (SDD) Zone.

The application proposes to construct a four-story apartment building with a 11,000 square foot footprint, 42 residential units and adjoining parking area with 60 standard parking spaces and three handicapped spaces. The building will be served by underground utilities including stormwater detention galleries. The stormwater detention area and pervious pavement are also proposed.

Access to the new development will be provided by a new driveway entrance off of Bloomfield Avenue. The western portion of the development is within 200 feet of Wash Brook. The stormwater management system has been designed by utilizing Best Management Practices and provides means to safely convey stormwater from the project site to the wetlands and out of the watershed. Existing drainage patterns have been maintained to the extent practical and the proposed system incorporates design features to attenuate peak runoff rates and treat stormwater.

After the site’s stormwater runoff is routed through the underground stormwater detention galleries the discharge will be conveyed to a floodplain compensation area located in the southwestern corner of the site which will eventually overflow into the wetland area in the southwest corner. The project is designed to meet the Water Quality Flow standard from the Connecticut DEEP 2004 Stormwater Quality Manual.

Temporary sediment and erosion controls will be employed during construction to help prevent sediment transport from leaving the site until construction is complete and permanent cover is established.

The existing site conditions consist of a vacant lot, partially wooded, with open lawn grass areas and the remnants of the dwelling that once occupied the site. The site is bounded to the north by a residential property recently converted to offices, to the east by Bloomfield Avenue, to the south by Wash Brook. The project site is zoned as...
Special Development District, and the surrounding areas are within the Bloomfield Center District zone.

Currently there is no drainage infrastructure on the site and the majority of the site drains west to the wetlands located in the southwestern portion of the property which are associated with Wash Brook. The surface water classification for Wash Brook is “GA” as identified on the CTDEEP Environmental Conditions Online (CTECO) website.

The provided stormwater quality measures include short-term erosion controls to be implemented during the construction phase and long term total suspended solids (TSS) removal from stormwater runoff for the completed project. These measures will serve to mitigate stormwater quality impacts during construction and improve the quality of stormwater runoff from the site after it is developed.

The Soil Erosion and Sediment Control Plan will provide protection of the existing drainage systems and downstream developed areas by limiting sediment transport to areas down-gradient of the site during construction and after the site is permanently established. These measures, along with periodic maintenance will serve to maintain the quality of the stormwater runoff from the proposed project.

Mr. Daly reviewed the Milone & McBroom Engineering Report dated September 30, 2019 which included a project overview, existing site conditions, stormwater management design, hydrologic analysis, water quality management, and sediment and erosion control. A floodplain compensation area is proposed due to grading within the floodplain.

Mr. Castaldi referred the Commission to his November 12, 2019 memorandum and reviewed the recommended conditions of approval. No regulated activities with direct wetland or watercourse impacts are proposed. The project will disturb about 0.4 acres of the Upland Review Areas 200 feet from Wash Brook and 100 feet from the wetlands.

The applicant has provided revised plans and additional supporting documentation as requested. The November 6, 2019 plan revision now indicates two Low Impact Development strategies: pervious pavement, stormwater bio-retention islands or rain gardens and vegetated buffers.

There is some disturbance within the FEMA flood hazard zone and a separate permit for this work is required from the TP&Z Commission. This work will occur within the Upland Review Area and is also regulated by the Wetlands Commission.

Public Questions: None

Commission Questions:

Commissioner Budkofsky asked about snow removal and if the applicant would use salt, sand or some other deicer for the pavement.

Mr. Daly stated they have not addressed these issues as of yet. He stated they will probably hire a snow removal company to move the snow off site due to limited snow storage area available on the site. However it will be the operator/owner of the property that will determine the type of deicer. The applicant could send Mr. Castaldi a written notice about the removal and deicer used.

Chairman Panke was concerned about the change from an open lot to asphalt pavement and asked how the project will NOT have a negative effect on the wetlands and possibly Wash Brook. Chairman Panke also asked the applicant if they could meet all of the recommended conditions of approval in Mr. Castaldi’s memorandum.

Mr. Daly stated that they are providing stormwater quality measures where none presently exist. He reviewed the grading and drainage plan and reiterated the stormwater management features and soil erosion and sedimentation control measures, and stated that in his professional opinion the project will not have any short or long term impacts to the wetlands or watercourse. The applicant will comply and meet all of Mr. Castaldi’s recommendations and conditions.

Public Comments: None

Commission Comments:
Chairman Panke stated there is a lot happening on this property and all presenters say there will be no long term impact. Hopefully the stormwater quality systems will work as presented.

Mr. Daly stated he would most likely inspect and monitor the site personally.

Commissioner Budkofsky made a motion to close the public hearing. Commissioner Berson seconded the motion and the motion passed with a unanimous vote in favor.

Commissioner Budkofsky made a motion to approve the application of 25 Jerome Avenue LLC, for a Wetlands Permit for a 42-unit apartment building at 713 Bloomfield Avenue, with reference to the 11- sheet plan set by Milone & McBroom, dated September 30, 2019, and revised to November 6, 2019, and the applicant’s presentations, subject to the following conditions of approval:

**Prior to the issuance of the Wetlands Permit:**

1. Final plans, revised for compliance with the final conditions of approval, and all technical review revisions, shall be submitted and are subject to the approval of the Wetlands Agent. The final conditions of approval shall be added to the plans verbatim.

2. Three paper copies of the final plan, signed and sealed, shall be submitted to the Wetlands Commission for signing. Final plans shall also be submitted in digital form compatible with the Town GIS.

**Prior to the start of any construction activities including tree clearing:**

3. In accordance with Section 11.22 of the Wetlands Regulations the permittee shall file a copy of the Wetlands Permit, extension, modification or reassignment, including these conditions of approval, on the Bloomfield Land Records.

4. 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 1.32 acres of disturbance and a $2,000 bond shall be posted.

5. The permittee 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. Clearing limits shall be flagged in the field by the permittee and approved by the Wetlands Agent.

6. Any permits or registrations required for the project from the TP&Z, DEEP, ACOE or other state or federal agencies are to be obtained, and copies submitted to the Town of Bloomfield, prior to the start of any construction or land disturbance. Any modifications to the project due to these other agencies approvals shall be submitted to the Wetlands Commission for approval and determination of the need for a revised Permit.

7. All trash and debris shall be removed from the wetlands.
General Conditions to be complied with during construction:

8. This permit authorizes certain regulated activities within the Upland Review Areas, 100 feet from wetlands and 200 feet from watercourses. The impacts to the Upland Review Areas shall be no greater than 0.40 Acres or 17,500 square feet. Mitigation for these impacts shall be provided in a ratio of at least 1:1 and may include the restoration or enhancement of wetlands or watercourse resources, or Upland Review Areas adjacent to the wetlands and watercourses.

9. This permit authorizes certain regulated activities within the wetlands and watercourse vegetated buffer zones. The impacts to the vegetated buffer zones shall be no greater than 0.14 acres or 6100 square feet. Mitigation for impacts to the vegetated buffer zones shall be provided with an equal area of enhanced or new buffer vegetation at the limit of clearing and as otherwise specified on these plans. New or enhanced wetland vegetated buffers are part of the total mitigation for impacts to the Upland Review Areas.

10. The regulated activities associated with the floodplain compensation area, constructed slopes at or near the wetlands and the retaining wall shall be completed, and fully stabilized, before any other construction activities are started.

11. All aspects of the approved plans shall be binding upon the applicant, and on the developer and contractors employed to implement the project. Failure to comply with the construction sequence, soil erosion and sediment control phasing or stormwater quality measures will be a violation of the Permit and subject the permittee to enforcement actions.

12. 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.

13. Annual Stormwater Quality/Maintenance reports shall be submitted, to the Wetlands Agent, and shall include copies of the inspection reports, identification of any shortcomings or regular maintenance and documentation of the maintenance work completed.

14. 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/property owner: 25 Jerome Avenue, L.L.C. c/o Mr. Paul Butler.

15. The permittee shall notify the Commission in writing of a change in the ownership of the property for which a Permit was issued on the same day that the deed is filed on the Land Records; and of any changes to the ownership or directors of the corporation or company to whom the Permit was issued.
Prior to the approval of any Certificate of Occupancy or Completion:
16. The Integrated Pest Management Plan shall be implemented by the property owner, or owners, after the construction phase has been completed or when the responsibility for post-construction management of the site is transferred.

17. After construction is complete and all disturbed have been stabilized, the temporary sediment and erosion control measures are to be removed. Catch basin sumps and all other storm drainage systems, including water quality measures, are to have accumulated sediments removed, and all disturbed areas permanently stabilized.

18. An as-built site improvement and grading plan, prepared by a licensed Land Surveyor, shall be submitted after all site work has been completed.

19. The permittee shall submit a letter to the Wetlands Commission regarding the type of surface treatment to be used on the pavement areas during the winter months.

The motion was seconded by Commissioner Blint. There was some discussion and the Commission added another condition of approval regarding surface treatment on the new parking lot.

Chairman Panke called the vote on the motion to approve and the Commission voted unanimously in favor.

4. Application of the Town of Bloomfield Wetlands Regulations Amendment adoption (Public Hearing continued from October 21, 2019)

Commissioner Budkofsky made a motion to re-open the public hearing. Commissioner Berson seconded the motion and the Commission approved the motion unanimously.

Mr. Castaldi referred to his memorandum to the Commission dated November 11, 2019. The Commission opened the required Public Hearing at the October 21st meeting and it was continued to the November 18, 2019 meeting.

At the October meeting the Commission reviewed the proposed revisions and concurred with the majority of them. The Commission agreed not to change the application fee dollar amounts.

At the October meeting there was some discussion about the proposed increase in the Vernal Pool Habitat Zone from 500 to 750 feet. Mr. Castaldi stated that this was the last remaining item to be decided. The consensus of the Commission was to keep the Vernal Pool Habitat Zone at 500 feet.

Mr. Castaldi stated that this Public Hearing will need to be closed at this meeting. The Commission may then move to a vote to approve the application or postpone the vote to the December 16th meeting.

Public Questions: None

Commission Questions: None

Public Comments: None

Commission Comments:
Commissioner Berson stated that the difference between 500 feet and 750 feet for the Vernal Pool Buffer Zone is significant and he did not see the justification for an increase.

Commissioner Budkofsky made a motion to close the public hearing. Commissioner Chance seconded the motion and the Commission voted unanimously in favor of closing the public hearing.
Commissioner Budkofsky made a motion to approve the application of the Town of Bloomfield to amend the Wetlands Regulations with no changes to the fees or the Vernal Pool Habitat Zone. Commissioner Berson seconded the motion and the Commission voted unanimously in favor to approve the 2019 Regulations.

IV. New Business:

1. Wetlands Map Amendment Application
   Naro Family Limited Partnership
   (Owner: RBS Realty Enterprise, LLC
   & Robert Schwartz)
   5-9 Tunxis Avenue
   Soil Scientist: Eric Davison
   (Public Hearing)

Commissioner Budkofsky made a motion to open the public hearing. Commissioner Chance seconded the motion and the Commission voted to open the public hearing.

Mr. Timothy Coon, P.E., of J. R. Russo and Associates, located at 1 Shoham Rd. East Windsor, CT, spoke for the applicant. Mr. Coon gave a general description of the property and its location on the east side of Tunxis Avenue.

Mr. Eric Davison, Soil Scientist, of Davison Environmental, located at 10 Maple Street, Chester, CT, stated that he had delineated the wetlands in June of this year and had prepared the Wetlands / Watercourses Delineation Report submitted with the application in October. He stated that a contiguous area of inland wetlands exists across the rear or west side of the three parcels consisting of Wash Brook and its narrow bordering wetland. The jurisdictional boundary of the wetlands is defined primarily by the ordinary high water mark of Wash Brook.

Mr. Castaldi asked Mr. Davidson to give brief overview of his delineation methods and findings. Mr. Davison described the sampling methods and the wetland soil types found.

Mr. Castaldi stated that he had visited the site several times and was in agreement with Mr. Davison’s delineation. The Official Map of Wetlands and Watercourses indicates that wetlands extend further up the banks of Wash Brook and close to the rear parking lot at #9 Tunxis Avenue. Wash Brook is in a fairly steep sided channel and there are no wetlands on site except immediately around the brook.

Mr. Castaldi recommend that the Commission approve this application and incorporate the flagged wetlands into the Official Map.

Public Questions: None

Commission Questions:

Commissioner Budkofsky asked Mr. Davison if the recent work at Filley Park had any effect on his delineation. Mr. Davison stated that it did not.

Public Comments: None

Commission Comments: None

Commissioner Berson made a motion to close the public hearing. Commissioner Budkofsky seconded the motion and the Commission voted to close the public hearing.

Commissioner Berson made a motion to approve the application for a Wetlands Map Amendment at 5-9 Tunxis Avenue, with reference to Town Staff’s report dated November 7, 2019, the Wetlands and Watercourses Delineation Report provided by Davison Environmental and the plan by Milone and McBroom, revised to July 11, 2019, subject to the following conditions of approval:
1) A separate Map Amendment plan shall be submitted and all technical items from the application review shall be included. 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 a digital form that is compatible with the Town of Bloomfield GIS.

Commissioner Chance seconded the motion and the Commission voted unanimously to approve the application.

2. Wetlands Permit Application
Naro Family Limited Partnership
(Owner: RBS Realty Enterprise LLC & Robert Schwartz)
For alterations to an existing building and parking
And construction of a new parking lot at
5-9 Tunxis Avenue
(Public Hearing)

Commissioner Budkofsky made a motion to open the public hearing. Commissioner Wilcox seconded the motion and the Commission voted to open the public hearing.

Mr. Timothy Coon, P.E., of J.R. Russo & Associates, LLC, Land Surveyors & Professional Engineers, located at 1 Shobam Rd. East Windsor, CT spoke for the applicant. Mr. Coon reviewed the property location, a general description of the proposal and stated that J.R. Russo & Associates had prepared the site plans and drainage report for this application.

The Naro Family Limited Partnership is proposing to renovate the existing building at 9 Tunxis Avenue for either a restaurant or medical office use. The associated site improvements will include the reconfiguration of the parking and loading areas at the rear of the building and the construction of a new paved lot on the property at 5 and 7 Tunxis Avenue, formerly a gasoline service station, to the south. The proposed project will result in a decrease of about 7,500 square feet of impervious coverage compared to the gasoline station.

The proposed design and drainage analysis indicates that there will be no increase in peak runoff from the developed site for the designated storms. In addition, a new stormwater treatment measure is proposed to treat an existing untreated stormwater discharge to Wash Brook.

Mr. Coon reviewed the stormwater management measures and the soil erosion and sediment control plan and stated that there will be no impacts from the project on wetlands or watercourses.

Mr. Coon stated that the applicant had reviewed the recommended conditions of approval from Mr. Castaldi’s memorandum dated November 13, 2019. The applicant is in agreement with these recommendations except for numbers and six (6.) and seven (7.). Condition 6. would require the applicant to provide certification of the removal of contaminated soils and condition 7. would require the applicant to remove invasive species and plant new buffers across the entire west side of the parcels.

There is an existing Wetlands Permit and DEEP order to remove contaminated soils from the former gasoline station site. Exxon/Mobil is responsible for this removal project and therefore the applicant will not be able to certify that the contaminated soils are removed before starting any other construction.

Also, buffer planting and invasive species removal would be the responsibility of Exxon/Mobil on lots 5 and 5A and recommended condition of approval 7. should apply to lot 4 only.

Mr. Castaldi referred to his November 13, 2019 memorandum to the Commission and reviewed his recommended conditions of approval. The project is in two distinct phases. The new parking lot is one phase and the building and parking renovations are another phase. The entire project is within the Upland Review Areas 200 feet from Wash Brook or 100 feet from wetlands. Mr. Castaldi stated that he was okay with eliminating recommended condition 6. and modifying condition 7. as discussed to apply only to lot 4.
Public Questions: None

Commission Questions:

Commissioner Chance asked if the applicant was going to renovate or demolish the building and what will replace the gas station.

Mr. Coon stated they are renovating the bulk of the existing building but there is a small area in the rear that will be demolished. The former gas station property does not contain a building and will be the site of the new parking lot.

Commissioner Budkofsky asked whether the contamination in the soils was traveling.

The applicant, Mr. Schwartz, stated no – they are not traveling. The original test borings at lots 5 and 5A were limited in scope and did not find all of the contaminated soils. More recent borings indicate contaminated soils exist further west toward Wash Brook and north toward 9 Tunxis Avenue.

Chairman Panke asked if the applicant will comply with the Town Staff’s recommended conditions of approval.

Mr. Schwartz stated they will comply with the recommended conditions with the previously discussed modification to condition 7. and the elimination of condition 6. The removal of the contaminated soils can be done after the new parking lot is built and the building renovated.

Commissioner Blint asked if permanent seeding was proposed. Mr. Coon stated yes.

Commissioner Blint asked if they will encourage the public to sit outside if there is a restaurant. Mr. Coon stated that was not addressed yet but it may be something they could do in the future.

Public Comments:

Mr. Schwartz stated that he had Exxon/Mobil reports from April, May and June of 2019 and two (2) of the test wells were above the minimum limits. He stated if there is contaminated soil on the lot to the north then Exxon/Mobil would be removing it and the invasive Japanese Knotweed at the same time. Mr. Castaldi asked Mr. Schwartz to provide copies of the Exxon/Mobil reports for the file.

Commission Comments: None

Commissioner Budkofsky made a motion to close the public hearing. Commissioner Wilcox seconded the motion and the Commission voted to close the public hearing.

Commissioner Budkofsky made a motion to approve the application of for a Wetlands Permit at 5-9 Tunxis Avenue, with reference to the applicant’s presentations, and the site plans dated 11-7-19, subject to the following conditions:

Prior to the issuance of the Wetlands Permit:

1. Final plans, revised for compliance with the final conditions of approval, and all technical review revisions, shall be submitted and are subject to the approval of the Wetlands Agent. The conditions of approval shall be added to the plans verbatim.

2. Three copies of the final plan, signed and sealed, shall be submitted to the Wetlands Commission for signing. Final plans shall also be submitted in digital form compatible with the Town GIS.

After the Wetlands Permit is issued and before any construction activities are started including clearing or brush removal:

3. In accordance with Section 11.22 of the Wetlands Regulations the permittee shall file a copy of the Wetlands Permit, including these conditions of approval, on the Bloomfield Land Records.

4. The permittee shall schedule a preconstruction meeting with the Wetlands Agent, developer general contractor, site work contractor and utility
companies. The permittee shall stake or flag the limits of clearing and schedule a field inspection of the limits of clearing with the Wetlands Agent.

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 33,945 square feet 0.78 acres of disturbance and a $1,000 bond is shall be posted.

General Conditions to be complied with during Construction:

6. This permit authorizes certain regulated activities within the Upland Review Area 200 feet from the watercourse. The impact to the Upland Review Areas shall be no greater than 30,200 square feet (0.69 ac). Mitigation for these regulated activities shall be provided with the planting of new buffer vegetation and by the removal of the invasive species, between the brook and the parking areas, on Lot 4, that are not part of the Kleinfelder mitigation plan. No direct impacts to wetlands or watercourses are authorized with this permit.

7. All aspects of the approved plans shall be binding upon the applicant, and on the developer and contractors employed to implement the project. Modifications to any aspect of the project or the plans may require a revised Wetlands Permit.

8. Annual Stormwater Quality/Maintenance reports shall be submitted, to the Wetlands Agent, and shall include copies of the inspection reports, identification of any shortcomings or regular maintenance and documentation of the maintenance work completed.

9. All reports or other correspondence to or from other agencies (DEEP, ACOE, FEMA, etc.) shall be submitted for the record.

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 shall be assigned to the applicant: Naro Family Limited Partnership, c/o Mr. Robert Schwartz.

Prior to issuance of any Certificate of Completion or Occupancy:

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.

12. All disturbed areas outside of the pavement and sidewalks shall be permanently stabilized with lawn grass or other ground cover.

Commissioner Chance second the motion and the Commission voted unanimously to approve the application.

V. Wetland Agent permits.

A new Wetlands Agent Permit application has been submitted for 337 Cottage Grove Road for a new drive-through bank between Goodwill and the Firestone Store at COPACO.
VI. **Status of on-going projects.**

Mr. Castaldi gave updates for the following:

- Anthony’s Way - four (4) houses have been completed and are occupied and two (2) others are under constructions.
- 100 Old Poquonock Road - the first building is going up and site work is in good shape.
- 470 Cottage Grove Road – the foundation is in place and the utilities are going in.
- 330 Park Avenue Tennis Courts – new post tensioned slabs have been poured.
- 330 Park Avenue – the new Leisure Services building is complete and occupied. There are some concerns about the disposal of excess material.
- 465 Cottage Grove Road - Dunkin Donut’s - the building is up and the interior work has been started.
- 10 Jolley Drive - the Wetlands mitigation area has been done and work is continuing both inside and outside of the building.
- 129 Griffin Road, North – CREC School, the foundation is under construction.
- 52 Granby Street - the mitigation and restored grading has been done. Planting will be delayed until the spring.
- Garden Homes Subdivision – Privilege Road - is in full swing.
- 23 Britton Drive - the majority of the site work is completed.

Commissioner Budkofsky asked about the Anthony’s Way project, whether regular reports were being submitted and if the erosion controls were being maintained. Mr. Castaldi stated that he had been on the site that morning and that most items of concern were being addressed. Regular weekly reports have not been submitted for November.

The Commission discussed the Anthony’s Way project and requested that Mr. Castaldi do follow-up inspections and to issue a Cease & Desist Order, if necessary, that will be heard at the December 16th meeting.

VII. **Other Business:**

1. **Approval of 2020 Meeting Schedule.**

The Wetlands Commission regular meetings are scheduled for the third Monday of the month. Mr. Castaldi recommended meeting on the 14th of December rather than the 21st.

**Commissioner Budkofsky made a motion to approve the 2020 Meeting Schedule.**

**Commissioner Blint seconded the motion and voted unanimously to approve the 2020 meeting dates of:**

Tuesday, January 21, 2020, (Monday, January 20 is Martin Luther King, Jr. Day),

Tuesday, February 18, 2010 (Monday, February 17 is Washington’s Birthday),

Monday, March 16
Monday, April 20
Monday, May 18
Monday, June 15
Monday, July 20
Monday, August 17
Monday, September 21
Monday, October 19
Monday, November 16 and
VIII. Approval of minutes from the October 21, 2019 meeting:

Commissioner Budkofsky made a motion to approve the October 21, 2019 meeting minutes. Commissioner Wilcox seconded the motion.

There were some corrections from Ms. Pickett and one from Commissioner Blint that were accepted by the maker, and seconder, of the motion.

The Commission voted unanimously to approve the October 21, 2019 meeting minutes with corrections.

IX. Adjournment:

The Commission voted unanimously to adjourn the meeting at 9:10 p.m.

Commissioner Wilcox asked about election of officers. There was a lengthy discussion about how and when. Mr. Castaldi will check the Regulations and By-Laws and report back to the Commission before the next meeting.

Respectfully submitted,

______________________________
Joyce Picket, Recording Secretary

______________________________
Nicholas Panke, Chairman

THE NEXT MEETING IS SCHEDULED FOR DECEMBER 16, 2019.