



RECEIVED FOR RECORD
TOWN OF WILTON
2017 AUG 15 P 4:00
BY: H. Cooper

MINUTES

August 10, 2017

PRESENT: John Hall (Chair), Liz Craig, Nick Lee, Kathie Mandel

ALSO PRESENT: Mike Conklin, Director Environmental Affairs; Liz Larkin, Recording Secretary; Casey Healy, Gregory & Adams; Brandee Nelson, Tighe & Bond; Kate Throckmorton, Environmental Land Solutions; David Fiore, Marcus Partners; Barbara Valk, Property Owner; Jennifer Stivrins, Property Owner; Kristian Ingwersen, Property Owner; Sari Weatherwax, Property Owner

ABSENT: Rick Stow, Tom Burgess, Mark Andrews (notified of intended absences)

I. CALL TO ORDER

Mr. Hall called the meeting to order at 7:29 p.m.

II. PUBLIC HEARINGS

A. WET#2465(S) – LTWJ, LLC – Cannon Road (Map#21 Lot#13) – subdivide approximately 55 acres of land into 8 conservation subdivision lots with approximately 43 acres of land set aside as conservation area

Mr. Conklin read a letter from Gregory & Adams into the record requesting an extension to open the Public Hearing.

Mr. Lee MOVED to GRANT an extension until the September 14, 2017 Meeting, SECONDED by Ms. Mandel and CARRIED 4-0-0.

B. WET#2469(S) – WILTON 40, LLC – 40 Danbury Road – expansion of existing parking garage

AND

C. WET#2470(S) – DIV 50, LLC – 50-60 Danbury Road – expansion of existing parking garage

Mr. Conklin, Mr. Hall, Ms. Craig, Mr. Lee and Ms. Mandel confirmed they have visited the sites. Mr. Conklin read the documents into the record for WILTON 40, LLC. Mr. Healy requested that this hearing and the next hearing be presented at the same time as they are adjacent properties owned by the same entity with a similar proposal. Mr. Hall confirmed this would be acceptable to the commission. Mr. Conklin then read the list of documents for DIV 50, LLC into the record.

Mr. Healy provided an overview of the subject properties while explaining the office market is changing in that there are more employees working in smaller spaces. This creates the need for additional parking to be competitive in the market.

Ms. Nelson described the property as being in a commercial zone adjacent to a residential neighborhood. She indicated there is a 3-acre conservation area to the east of 50 Danbury Road garage which will remain as undeveloped wetlands which drains to the southwest. She confirmed the 40 Danbury Road site contains a drainage ditch which flows to the Norwalk River. The stormwater management system currently at 40 Danbury Road comes from the east, is captured in catch basins, through a separator and into the infiltration basin on the north side of the building, then piped around the building and out to the Norwalk River.

Mr. Hall asked when this catch basin was installed. Ms. Nelson responded it was installed in 2008 and confirmed there is periodic maintenance performed. She indicated she did not see any sign of erosion or ponding in this area, even when there were heavy rain events. She added that the soil is gravelly so it has a high infiltration rate.

Ms. Nelson explained the existing conditions for 50 Danbury Road as having an existing wetland to the east which sits 25 ft. higher than the parking garage. There is a drainage swale on the east side of the building for snow melt. She confirmed there is no runoff from the wetland into the drainage system as it is located farther to the south. In 2008, the drain for 50 Danbury Road includes a catch basin and separators which flow into culvert pipes to the Copts Brook at the north end of the property; which is then routed to the Norwalk River. Mr. Healy reminded the commission there is a conservation restriction on 3+ acres to the east of the 50-60 garage. Ms. Nelson confirmed no runoff is going to this wetland as there is a berm and stone wall barrier which may overtop during significant storms only. Ms. Craig asked what size storm would create this overflow. Ms. Nelson responded they have had 100 and 500 year storms which is atypical. Mr. Hall asked if there was anything to limit the warm water going to the watercourses. Ms. Nelson explained the most important time to catch the runoff is with the first flush when most contaminants and warm water are captured and the rest is conveyed later. Mr. Conklin asked what the footing he discovered at 40 Danbury Road is going to house. Mr. Healy stated that was from the former parking lot improvement.

Ms. Nelson stated the proposal for 40 Danbury Road includes an expansion of the garage 84 ft. to the north and extension of the surface parking to the east and north to make it more uniform. The garage extension is being placed with footings straddling over the current stormwater management system. As such, they are proposing a new stormwater infiltration system parallel to the existing system which will equate to new impervious area. This system includes infiltration galleries and anything larger than a 2 – 4 year storm will go to the drainage swale.

Mr. Hall asked how much land the new garage will encompass. Ms. Nelson confirmed the

extension is 14,500 sq. ft. of new impervious surface over existing lawn. She also stated the walking path and bridge that go over the stream will be relocated. Mr. Hall inquired about the standard parking space size which Mr. Healy stated are typically 9 ft. x 18 ft. however, Mr. Fiore stated the most efficient spaces he proposes are 8.5 ft. x 18 ft.

Ms. Nelson described the 96 ft. northern extension of the parking garage at 50-60 Danbury Road as occurring entirely over existing parking area. They will also reclaim some of the driveway which will be a net decrease of 127 sq. ft. Ms. Nelson confirmed they inspected the stormwater maintenance system which includes catch basins and these would not need to be replaced, just reconfigured. Ms. Nelson also confirmed that this is near the wetland which is higher than the garage. Mr. Hall confirmed no new stormwater management is needed for 50-60 Danbury Road, only for 40 Danbury Road.

Mr. Hall confirmed the stormwater management system is meant to cool off and manage the quantity of runoff from storm events. Ms. Mandel asked about the rainwater that gets into the garage. Ms. Nelson confirmed the interior has very little runoff. Ms. Craig asked if there is any new stormwater management systems that have been introduced since the last system was installed to better the runoff situation. Ms. Nelson stated the systems are functioning normally and maintenance is performed every 4 months.

Ms. Nelson stated the roof at the 40 Danbury Road garage pitches to the east. They propose a new catch basin at the corner of the surface parking which will convey the runoff into hydrodynamic separators which then goes into infiltration chambers and infiltration gallery and contained until it seeps into the soil. Larger rain events will send runoff to a new pipe and drainage.

Ms. Throckmorton prepared a mitigation plan and biological report. She described the main wetland system is above the 50-60 Danbury Road garage. This wetland consists of runoff from Whipple Road and the adjacent hillside. She explained the stone wall prevents the wetland from encroaching to the surrounding residential area by releasing water on the stone swale and into the central system. Ms. Throckmorton described the wetland as wooded and noted conveyance is the function as it slopes. She added there is some transformation but it is not good as there is no brush. The wetland picks up function at the bottom of the hill as it is vegetated and provides for nutrient uptake and habitat.

Ms. Throckmorton stated the wetland was previously impacted from being disturbed but was cleaned up in 2007 when Marcus Partners purchased the property. She confirmed the area was completely replanted with a diverse forest consisting of oaks and maples. She noted the stone wall conveys the water around the building. There is row of 20 mature trees that will be removed to maintain no disturbance 5 ft. off the swale. Ms. Throckmorton noted there will be extensive excavation that will incorporate sheet piling over the construction period and will be replanted. The existing walkway and bridge will be relocated to the west. She described the mitigation by replanting 27 new trees in the existing lawn above the picnic area. This area will revert to a no mow area and they will add evergreens and other woody vegetation based on the staff comments. Ms. Throckmorton's proposed plantings consisted of 2 rows of shrubs to eliminate the wetland lawn. She noted the recreation area to the east will remain as the recreation area in its current configuration but there are some canopy holes where they can add additional oak trees along this edge.

Ms. Throckmorton confirmed the entire site was lawn in 2007. This proposal takes away ½ acre of lawn and expands the woody area to gain function. Mr. Conklin stated that increasing the shrubs on the western side provides a nice balance of function with the usable picnic area. Mr. Lee noted that more trees are noted in the plant list than are located on the plan. Mr. Conklin confirmed they will utilize the same signage to keep the landscapers and walkers away.

Ms. Throckmorton noted the 50-60 Danbury Road garage extension is being placed over existing pavement. She confirmed 4 large trees will remain and 4 more trees will be added along with flowers and shrubs. Mr. Conklin asked if any of the trees slated to be removed can be saved. Ms. Throckmorton suggested they may not be healthy and the best outcome will happen with new trees. The need for mulch was discussed so the trees do not get nicked by landscapers which she suspects contributed to the demise of the trees. Ms. Craig suggested planting some understory and Ms. Throckmorton was in agreement. Mr. Hall noted that the wetlands are above the proposed activity so there would be no impact to the stream or the Norwalk River. Mr. Conklin stated they are permanently consuming ¼ acre of land in the buffer which is being mitigated with increased plantings which helps with the buffers effectiveness. Ms. Throckmorton stated there will be some temporary impacts during construction. Mr. Hall stated the proposal will have an overall positive effect on the wetlands.

Ms. Craig asked if there is an opportunity to capture the water on-site as she does not want anything piped to the Norwalk River. She added that commercial sites, within a residential neighborhood, should be required to hold 100% of its runoff without being sent off-site. Mr. Fiore stated the site had more coverage when he purchased. He improved the site by adding stormwater management systems so that no more flooding would occur on Kensett Avenue.

Ms. Nelson reiterated that 50 Danbury Road has existing infiltration basins from 2007 and only large rain events will overflow this system. There is no need to add or change this system that is in place. Mr. Conklin suggested the soil stockpile area in the back be relocated to be easier to move the soil. Ms. Nelson agreed the stockpile area can be moved to the front and excess soil can be removed while noting it will just be topsoil and much of the cut will be used for the fill. Mr. Conklin also suggested installing construction fencing to avoid equipment going into certain sensitive areas. Ms. Nelson stated they would add hay bales as well.

Barbara Valk, of 43 Whipple Road, wanted to confirm that no building is being proposed in the Conservation area. Mr. Fiore confirmed there is a Conservation easement, so no building will be done in this area in perpetuity. Ms. Valk also asked a question about the lighting of the garage. Mr. Healy reminded her that this is an Inland Wetlands hearing which does not have purview over lighting. Ms. Throckmorton stated that four existing lights are being removed.

Jennifer Stivrins, of 15 Whipple Road, stated she has car headlights shining light into her home. Mr. Healy responded that lighting is a Planning & Zoning matter that will be discussed at their Commission Meeting on September 11, 2017. Ms. Stivrins asked about the parking expansion at a school near her property. Mr. Hall stated that property is not part of this application and cannot be discussed.

Kristian Ingwersen, of 6 Kensett Ave, stated since the property was improved in 2008 he receives flooding in his driveway and against his house. He noted he has spent several thousand

dollars remediating the damage that was caused from the commercial property to get the runoff to flow back to the Copts Brook. Mr. Ingwersen noted if the application requests a reduced surface area and an increased lot, there will be more snow piles and increased surges of water. In addition, adding more space in the garage adds more cars, and salt from roads which will get into the wetlands, watercourse and surrounding aquifer. Mr. Ingwersen stated he purchased the property in 2005 and there were no flooding issues until 2008. He confirmed he was provided with funding from FEMA for some of the mitigation.

Ms. Nelson stated there must have been an historic storm as FEMA only provides funding in extreme cases. She confirmed the stream daylighted and creates floodplains which attenuates the flow and noted the system is built to capture up to a 25 year storm. Mr. Conklin asked if debris may be causing the backup to Mr. Ingwersen's property. Ms. Nelson responded that they are alleviating the water through this area which will revert to a natural drainage system. Mr. Hall asked if this system will improve the neighborhood issues. Ms. Nelson confirmed there will be larger infiltration between the addition before it gets to the wetland, as the wetlands need a certain amount of water to function as you do not want to interrupt the hydrology. Mr. Hall suggested they consider a way to keep the runoff on site.

Sari Weatherwax, of 19 Whipple Road, asked at which elevation will the evergreen trees be planted. Ms. Throckmorton stated there is no change in elevation.

With no further questions or comments, the Public Hearing was continued until the next meeting being held on September 14th.

III. APPLICATIONS READY TO BE REVIEWED – None

IV. APPLICATIONS READY TO BE ACCEPTED

- A. WET#2472(I) - WARNER – 4 Belden Hill Lane – “emergency” septic repair**
approximately 80 ft. from a wetland

Mr. Lee MOVED to ACCEPT WET#2472, SECONDED by Ms. Mandel and CARRIED 4-0-0.

V. APPROVED MINOR ACTIVITIES

- A. WET#2468(M) – TRICHILO – 46 Old Boston Road – replace wooden deck with 800 sq. ft. patio**

Mr. Conklin provided a brief review of the Minor Application that was approved by staff.

VI. CORRESPONDENCE

Mr. Lee MOVED to ADD an email request from ECS Transportation at 390 Danbury Road to the Agenda, SECONDED by Ms. Mandel and CARRIED 4-0-0.

Mr. Conklin advised that ECS Transportation is requesting another extension to obtain the last pieces of information for their corrective action. Mr. Conklin noted the applicant is working to get this submitted as soon as possible.

Mr. Lee MOVED to GRANT an extension to ECS Transportation for their “corrective action” application, until September 13, 2017, SECONDED by Ms. Mandel and CARRIED 4-0-0.

VII. OTHER APPROPRIATE BUSINESS

A. Approval of Minutes – July 27, 2017 Regular Meeting

Ms. Mandel MOVED to APPROVE the minutes of July 27, 2017, SECONDED by Ms. Craig and CARRIED 4-0-0.

VIII. ADJOURN

Ms. Craig MOVED to ADJOURN at 9:09pm, SECONDED by Mr. Lee and CARRIED 4-0-0.

Respectfully Submitted,
Liz Larkin
Recording Secretary, Environmental Affairs