

The West Haven Inland Wetlands Agency held a Regular Meeting on Tuesday June 15, 2021, in at Cielo Banquet (aka West Haven Italian American Club), 85 Chase Lane , West Haven, CT at 6:30 P.M.

PRESENT: Commissioners Kane, Beecher, Perrone, Carr, Assistant City Planner Conniff and Consultant Soto. Absent was Commissioner Gilbane.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: Commissioner Carr made a motion to approve the meeting minutes of May 18, 2021, seconded by Commissioner Beecher and passed.

ACCEPTANCE:

27/322 (291 Campbell Avenue); 35/473 (313 Campbell Ave); 35/472 (315 Campbell Avenue); 35/450 (288 Washington Avenue) The regulated activity associated with this application is construction, earth moving and filling within 200' of the existing watercourse located in the southeast corner of the 288 Washington Avenue property. The construction project includes the demolition of the existing buildings at 291 and 313 Campbell Ave and removal of any existing groundcover to accommodate the construction of two mixed-use residential buildings with associated site, parking, drainage and utility work under section 7 & 9 of the City of West Haven Inland Wetlands and Watercourses Regulations. Owner Shmuel Aizenberg Applicant Shmuel Aizenberg, GLI Holdings, LLC File 013-21 IW

Judy Gagnon, Langan Engineering, does not have anything to add to the application at this time. Commissioner Beecher made a motion to accept File #013-21 IW, seconded by Commissioner Carr and passed.

239 & 245 Front Avenue: The proposed activity will include filling and grading of land within 200' of a watercourse. Catch basins will be installed to capture water runoff. The area along the watercourse will be planted with suitable vegetation in order to restore previously disturbed area. Appropriate sedimentation and control measures will also be installed less than 1000 CY is expected to be brought on site, under section 7 & 9 of the City of West Haven Inland Wetlands and Watercourses Regulations. Owner/ Application City of West Haven on behalf of Front Avenue Development LLC File # 012-21 IW

Attorney Douglas Corning, Corporation Counsel, stated this is a sale of city property. Commissioner Beecher made a motion to accept File #012-21 IW, seconded by Commissioner Perrone and passed.

Public Hearing:

135 Front Avenue: An expansion of an existing light industrial Production/Distribution facility. This will include a building addition and parking expansion. The Applicant is asking to fill 2,605sf+/- of the existing 6369 sf+/- inland Wetlands in the review area, under section 7 & 9 of the City of West Haven Inland Wetlands and Watercourses Regulations. Owner: Truffle Properties, LLC/Applicant Federico Balestra File # 009-21 IW

Jeffrey Gordon, Codespoti Associates, is representing this application. This application is to obtain approval for an expansion of the facilities. Soils reports were done by Scott Stevens. There are tidal wetlands and wetlands on the site. About 2600 sq. ft. will be removed and replaced with non-evasive vegetation. The existing facility is a series of flat roofs. Existing building will be demolished to make room for the expansion. The flow of water will flow along the roof of the existing building, go across new building and end up in an infiltration system at the rear of the property. There will be extensive landscaping on the property as well as around the perimeter. All the loading will be away from the street and the current loading area will become parking. Commissioner

Carr asked if any wetlands will be replaced. Mr. Gordon explained there is only one area in the corner of the property that it could be done. Mailings were submitted to the file.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Deliberation on Public Hearing Item: 135 Front Avenue File # 009-21 IW

Commissioner Carr made a motion to deny File #009-21 IW. Motion failed, no second. Commissioner Perrone made a motion to approve File #009-21 IW, seconded by Commissioner Beecher and passed. 3 Y– 1 N (Carr) Commissioner Kane suggests applicant speak with staff about height of the barrier, protection during construction, wetland area to be protected after clearing. Ms. Conniff read into the record comments from DEEP and Building Department.

812 Orange Avenue/824 Orange Avenue & 18 Peabody Street: The activity is within the 200 ft. Regulated area to a watercourse (Cove River) 812 Orange Ave. a new Storage Building and Drainage, 824 Orange Avenue a 2 story building addition, and 18 Peabody St a new Parking Lot with Rain Gardens and Infiltration trench, under section 7 & 9 of the City of West Haven Inland Wetlands and Watercourses Regulations. Owner: Baybrook Remodelers/Applicant Scott Farquharson/ Baybrook Remodelers. File # 010-21 IW

Scott Farguharson, East Haven, CT, is representing Baybrook Remodelers. All three properties are within the 200 ft. upland review area. The proposed structure on 812 Orange Ave. will be a two story structure built on pillars on the existing paved parking lot. 812 Orange Avenue will be a new employee parking lot. 18 Peabody St. will also be an additional employee parking lot. The existing house will remain. Terrence Gallaher, engineer, located the wetlands on the site plan. There is a concrete barrier will remain in the parking lot as well as the storage area in the rear. The new property will have 16 parking spaces and a rain garden will be installed. Mailings were submitted to the file. Construction will hopefully start sometime in August.

Three calls were made to speak in favor and three calls were made to speak in opposition to this application.

Deliberation on Public Hearing Item 812 Orange Avenue/ 824 Avenue & Peabody Street File # 010-21 IW

Commissioner Beecher made a motion to approve File #010-21 IW, seconded by Commissioner Perrone and passed 4 – 0.

Staff Reports: None

Other Business: Commissioner Carr stated none of the commissioners are listed on the inland wetland website.

Adjournment: 7:23 p.m.

Commissioner Beecher made a motion to adjourn, seconded by Commissioner Carr and passed.