

**WALLINGFORD INLAND WETLANDS AND WATERCOURSES
COMMISSION**

**SPECIAL MEETING
Wednesday, August 2, 2023, at 5:00 p.m.
10 Mansion Road, Wallingford**

The Special Meeting of the Wallingford Inland Wetlands and Watercourses Commission (IWWC) was convened Wednesday, August 2, 2023 at 5:00 p.m. at 10 Mansion Road.

Chairman Jim Vitali opened the Special Meeting at 5:00 p.m. stating the purpose of this Special Meeting was for the IWWC to conduct a site investigation to observe existing site conditions relative to pending application IWWC #A23-5.5 / 10 Mansion Road – Joe Flamini (Lost & Found Ventures LLC) - (commercial development – restaurant). He reminded Commissioners that comments made onsite are to be geared to site conditions relative to the proposed development only. He asked for the Roll Call:

Present: Jim Vitali, Chairman, Debbie Phillips, Vice Chair, Nick Kern, Secretary, Mike Caruso, and Alternates Aili McKeen, James Heilman, and Mrs. Caroline Raynis.

Absent: Jeffrey Necio

Also present were property owner and Applicant, Joe Flamini, his Project Engineer, Christopher Juliano, Juliano Associates, and Wetlands Soils Scientist, George Logan, REMA Ecological Services, Jeffrey Kohan, PZC member, and several members of the public (approximately 35 +/-) including a cameraman from Channel 8 who filmed the site walk.

The Commission gathered above the smaller of the site's two ravines located on the eastern side of the 2-acre property. Mr. Flamini indicated the public was welcome but cautioned them to be careful on the site and not get too close to the edges of the two steep ravines on the site. In the wooded ravine, the Commission observed the outlet of the culvert that conveys flows collected along Mansion Road as well as flows from the area to the northeast of Mansion Road through the wooded ravine. They did not descend down into the ravine. Chair Vitali asked Engineer Juliano if the "drainage ditch" identified by the Applicant located in the bottom of the ravine was flowing today and he said it was not. The Chairman then asked the proposed purpose for the area where the ravine is proposed to be filled level. Mr. Juliano indicated it was planned for a grassed area where food trucks – without motors and wheels, i.e., stationary trucks – would be located to offer dining choices and patrons could wander about.

Chairman Vitali inquired how the flows are handled in the pipe. Mr. Juliano responded, the piped flows would travel to near the edge of the developed area where they would be discharged into a scour hole to be installed in the existing remaining portion of the ravine

and hence flows would travel to the north joining the wetlands associated with the stream. He added that the base of the ravine is rock.

The Commission moved to the west to the proposed location of the parking area and dumpsters which is very close to the edge of the steep drop to the big ravine. In response to an inquiry from Ms. O'Hare, Mr. Juliano pointed to a copy of the plan, and showed the Commission where we were standing in the area where the tree canopy is delineated on the plan in a 'bump-out' shape.

From this vicinity moving to the west, Mr. Juliano pointed out a total of four mature trees identified with red ribbons which are proposed for removal located at the top of the steep slope. Two were located directly behind the existing old garage structure under demolition. Commissioner Kern requested to be shown which additional trees were proposed to be removed for the deck of the three-season restaurant. Mr. Juliano responded that no additional trees were to be removed as that portion of the planned restaurant will be cantilevered out over the ravine supported by piers installed in the level area. Ms. O'Hare asked the location of the proposed piers relative to the edge of the cliff and Mr. Juliano indicated he did not know exactly.

The members of the public had been following the site walk closely behind the Commission quietly but, at this point in the Meeting, the noise level rose from many conversations and some loud commentary.

Chairman Vitali adjourned the Meeting at 5:15 p.m..

Respectfully submitted,

Acting Recording Secretary
Erin O'Hare
Environmental Planner