

SPECIAL MEETING

WALLINGFORD INLAND WETLANDS AND WATERCOURSES COMMISSION

Monday, May 10, 2021, at 5:30 p.m.
475 Williams Road
Wallingford, CT

MINUTES

A Special Meeting of the Wallingford Inland Wetlands and Watercourses Commission was held Monday, May 10, 5:30 p.m. for the purpose of conducting a site investigation regarding application IWWC #A21-3.3 / 475 Williams Road – Scott & Sandy Cavallaro – (installation of in-ground pool, low wall, patio-surround & compensatory flood storage area/rain garden) pending before the Commission.

Chairman Vitali convened the Special Meeting on the 475 Williams Road property at 5:30 p.m. indicating that existing site conditions and the proposed activity areas will be observed and comments are to pertain to physical matters on the site in regards to the proposed regulated activities, etc.

Present: Chairman James Vitali, Nick Kern, Deborah Phillips, Jennifer Passaretti, Mike Caruso, and Alternates Aili McKeen and Robert Simon, Environmental Planner Erin O'Hare, and Allison Diana

IWWC #A21-3.3 / 475 Williams Road – Scott & Sandy Cavallaro – (installation of in-ground pool, low wall, patio-surround & compensatory flood storage area/rain garden)

Owner Scott Cavallaro was present with David Carson, P.E., OCC Group.

The IWWC walked to the rear of the residence to the proposed pool area location in the southwest corner of a lawned area surrounded by forested swampland. Wetlands flagging was observed along the edge of the sod lawn area (delineated and flagged by David Lord in December 2020) below the existing fire pit/patio area located southwest of the residence.

Mr. Carson showed the IWWC a revised plan for the pool area (to be submitted shortly) that pulls the improvements further away from the wetlands than the original: the pool had been shifted 5 feet closer towards the existing fire pit area so will be 30 feet away from wetlands (was 25 feet); silt fencing had been at the boundary at the closest point and was now proposed at 10 feet; reconfigured low wall will be 15 away from wetlands. He indicated the low wall material will be similar to wall around fire pit area except with a fence atop the wall. He pointed out stakes in the lawn which represented the extent of the proposed (revised) activities. The owner indicated the access route would be around the south side of the house.

Chairman Vitali questioned excavation for pool encountering the water table. Mr. Carson indicated a July excavation was planned which is dry period however if dewatering is needed it would be done with best management practices. Planned grading was discussed and Mr. Carson indicated any excess earthen material would be taken offsite.

Chairman Vitali pointed out an existing earthen pile deposited in wetlands at the edge of the forested area that appeared to be there for quite a while and indicated its removal may result in more impact than letting it stay in place. Mr. Carson said he felt the earthen material from the proposed rain garden would be better to use for any fill material needed for the pool installation.

Mr. Carson indicated the back flushing of the pool filter system – which is conducted several times a season – would be properly done by stopping chlorination 3 days before emptying it on the lawn upgradient from wetlands. Mr. Cavallaro indicated use of a liner or fiberglass bottom will depend on conditions. Commissioner Passaretti inquired if the pool water would need to be drained and apparently this only has to be done if the pool liner needs to be changed someday in the future.

The IWWC then walked to the driveway area to the northeast of the residence to observe the area for the proposed compensatory flood storage area/rain garden. Mr. Carson explained that this proposed area was now revised as well to retain the two giant oak trees in this vicinity and to make the area – which is very visible - more attractive. He showed the revised design for this area and stated that silt fencing will be installed at the low end to protect the wetlands during excavation, etc. He indicated the low basin area would be 13 inches deep with 3 inches of mulch installed therein. The previously proposed soil installation is no longer needed as the soil was found to be good soil for the proposed plantings he said. Chairman Vitali inquired about the excavation in this area. Mr. Carson indicated where the front of the storage area would be and said it would slope down from there 3 feet.

Adjournment

Chairman Vitali adjourned the Special Meeting at 5:55 p.m.

Respectfully Submitted

Erin O'Hare, Environmental Planner
Acting Recording Secretary