



Wetlands at issue in 37-home development plan

By Elizabeth G. Howard, correspondent on January 28, 2015 in Latest News, Lead News, News · 8 Comments

About author



Elizabeth G. Howard, correspondent

Elizabeth Howard is a Stratford-based journalist, blogger and poet. She writes on the arts, education, music, the environment, green lifestyle, American culture, travel and food. You can find her online at elizabethoward.net

A developer who is proposing to build a three-story, 37-unit housing development on 2.26 acres at 450 James Farm Road testified last week that wetland in the area “does not function at any principle level,” according to minutes of a Jan. 21 Inland Wetlands and Watercourses Commission (IWWC) meeting.

The commission heard from Michael Klein, a soil engineer representing the applicant and owner of the property, Cummings Enterprises.

With a differing opinion, the town of Stratford’s conservation administrator, Brian Carey, said that when looking at the development plan and the wetlands in the area, “significant impact was found,” and an alternate plan would be required. Engineer William Beckman, representing the town, said more topographic and soil information was needed.

In October, Cummings submitted multiple exhibits to IWWC related to its proposed plan entitled “The Resubdivision of Property located at #480 James Farm Road and #450 James Farm Road, Stratford, Connecticut.” The applicant, the town’s engineer and outside engineering firm Rose-Tiso have already submitted comments and revisions to the site plan, as well as a required alternate site plan.

The Jan. 21 meeting was the first public hearing on the matter, and 13 area residents spoke in opposition to the plan.

The public hearing will continue on Feb. 5 at Town Council chambers.

Carey explained to *The Star* that the IWWC’s role is not to address the site plan or development overall, but only to assess the impact of the development on wetlands and its regulation.

The application must be approved by the IWWC before it can move forward. If it were approved after public hearings, the application then would move to the zoning commission.

This is the second affordable housing development currently moving through the application process in Stratford.

In December, the Zoning Commission voted against a group of three linked zoning applications that would have allowed a 54-unit affordable housing apartment complex to be built on Main Street across from the Stratford YMCA.

The petitioner, Longbrook Station LLC, has filed a revised site plan to alter the



Subscribe to the HAN Radio podcasts!
Listen to the shows when it's convenient for you.
Now available on iTunes.



Events Calendar

« JUNE 2015 »						
MON	TUE	WED	THU	FRI	SAT	SUN
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5

TUE 02 Senior calendar: May 29-June 4
June 1 @ 8:30 am - June 4 @ 4:00 pm

TUE 02 Catholic Daughters meeting
June 2 @ 6:30 pm

size of the Main Street property to 45 units.

Carey confirmed the owners of the James Farm Road property are the same owners pursuing a now 45-unit affordable housing development at 3044 Main Street. The applications are under different names.

Related Posts:

1. [Sewer line, lack of information hindering wetlands application](#)
2. [Town aims to assess brownfields, raze buildings, sell properties](#)
3. [Minds not made up](#)
4. [Council accepts SHS Renovation Committee recommendation](#)

Tags: [450 James Farm Road Stratford](#), [Brian Carey](#), [Cummings Enterprises](#), [Inland Wetlands and Watercourses Commission](#), [Stratford Town Council](#), [Stratford's conservation administrator](#)

[Log In](#)

Previous Post
[High school lacrosse coaches needed](#)

Next Post
[Planners narrow focus for Stratford high renovation](#)

By participating in the comments section of this site you are agreeing to our [Privacy Policy and User Agreement](#)

8 Comments

stratfordstar.com

3 smallstate ▾

♥ Recommend

🔗 Share

Sort by Oldest ▾



Join the discussion...



mjmbboardwalk · 4 months ago

Too much of this garbage and too much deterioration of our town. And folks wonder why more people are leaving Connecticut each and every day.

1 ^ | ▾ · Reply · Share ›



Tom Yemm · 4 months ago

The Main Street idea was way, way too large, and this one up in a wooded area of large, single-family homes is even more inappropriate. Perhaps these owners should commit to better research. But there are, and must be, better locations for affordable housing, and if Stratford doesn't find some soon, we'll be at the mercy of predatory companies such as Avalon Bay, which will come in and blow up our zoning regulations with absolutely no recourse: that is precisely their strategy.

^ | ▾ · Reply · Share ›



Dan Parsons · 4 months ago

No mention of the petitioner(s) names? I'll guess it's Nick and Gus being represented by "Better Call" Barry!

1 ^ | ▾ · Reply · Share ›



Hank → **Dan Parsons** · 4 months ago

Whamo!

^ | ▾ · Reply · Share ›



George Mulligan · 4 months ago

Will the proposed properties have no elevators like Keating Ford property & proposed 4 or 5 story, 4 buildings near the corner of Lordship Boulevard and Access Road.

Repeat: NO ELEVATOR in 4 proposed building of 600 units of 4 or 5 floors.

-

I forget who represented the group at Keating Ford, which passed. Was it Nick Owen?

-

TUE **CHIRP 2015**
02 June 2 @ 7:00 pm

THU **Major League Baseball Umpire**
04 **Mark Hirschbeck**
June 4 @ 10:00 am

THU **Thursday Night Ballroom Dance**
04 **Party**
June 4 @ 7:30 pm - 11:00 pm



Not Just a Law Firm.
Your Law Firm.

*Help is only a phone call away.
Call for a free consultation:
203-974-6460*

Vincent M. Marino, Esq. • Dyan M. Kozaczka, Esq.
We are a debt relief agency. We help people file for bankruptcy relief under the bankruptcy code.

BRIDGEPORT DANBURY WESTPORT ORANGE
www.cohenandwolf.com

Subscribe to the Hersam Acorn Radio podcasts!

Now on iTunes!

Listen to your favorite shows when it's convenient for you.

It's like DVR for the radio.



HERSAM ACORN **hanRadio**

*Thanks to the Blacksmith,
Jessie's dark heart is finally full.
And for those who have crossed her,
nightmares are about to come alive.*



FOR MORE INFORMATION OR TO PURCHASE, PLEASE CLICK HERE

Democratic power Esq, Anthony Avallone was assisted by Ben Proto, ex-RTC Chair on the proposed and defeated 600 units.. I believe Lordship Resident / assistant Town

Attorney represented the Town at Zoning.

- The ARMY and FAA have NO HEIGHT RESTRICTIONS on PART of AVCO nor the property proposed. Some claimed it was a dry run to find rules that needed to be amended....

- 26,000 more people moved from CT than moved into CT in 2014

I agree with the 4 posters, even the anonymous & semi-anonymous

^ | v · Reply · Share >



Donna Rae Henault Caporaso · 4 months ago

Huh? Wetlands, where ever they are serve a very important purpose to the environment and wildlife. "A developer who is proposing to build a three-story, 37-unit housing development on 2.26 acres at 450 James Farm Road testified last week that wetland in the area "does not function at any principle level," according to minutes of a Jan. 21 Inland Wetlands and Watercourses Commission (IWWC) meeting."

^ | v · Reply · Share >



Donna Rae Henault Caporaso · 4 months ago

Developers use the "affordable housing" laws as a ruse!

^ | v · Reply · Share >



Donna Rae Henault Caporaso · 4 months ago

Yesterday was National Wetland's Day! Cummings Enterprises and their "engineer" need to read this! <http://blog.nwf.org/2015/02/6-...>

^ | v · Reply · Share >

ALSO ON STRATFORDSTAR.COM

WHAT'S THIS?

Referendum seekers taking Stratford to court

6 comments • 21 days ago

Roger Simms — This is excellent news. Thank you to all of the people who have worked to correct this ill-advised ...

LETTER: Taking back the town to let the residents decide

3 comments • 19 days ago

Trsh — I have no first hand knowledge of missing money or the agreement with the WPCA. I only know what I ...

LETTER: Come support For Stratford on June 6

4 comments • 5 days ago

Tom Yemm — Try us, dear Christine-- we've plenty of ideas, ideas we've shared among our members and ...

Town, public works union to meet Monday with state labor relations ...

3 comments • 18 days ago

Greg Cann — Removed a 2nd time - removed by who? If Melvin or other authorized administrator took that ...

Darien Times Sports Editor, **STEVE BUONO**, has written an ebook ... you've bought his facts, now you can buy his fiction.

"Making it doesn't mean you've got it made."

Available at Amazon, Barnes & Noble, Kobo ... and more

Subscribe to The Stratford Star
Less than 37¢ a week!

Work Locally.
Click here to check out our job postings online.



[Subscribe](#)

[Add Disqus to your site](#)

[Privacy](#)



Hersam Acorn News Sites

Amity Observer | Bridgeport News | Darien Times
Easton Courier | Fairfield Sun | Greenwich Post
Lewisboro Ledger | Milford Mirror | Monroe Courier
New Canaan Advertiser | Redding Pilot | Ridgefield Press
Shelton Herald | Stratford Star | Trumbull Times
Valley Gazette | Weston Forum | Wilton Bulletin

Section B
Advertise
Classifieds
Article Reprints
Print Archives
Subscriptions
Privacy Policy & User Agreement

Follow us on Twitter
Like us on Facebook
100 Things to Do
Stratford Answerbook
About Us
Contact Us
Submissions

