

SOUTHINGTON INLAND WETLANDS AGENCY  
 Regular Meeting  
 Thursday, August 6, 2009  
 7:00 pm - Town Hall Council Chambers  
 75 Main Street, Southington, Connecticut

MINUTES

The Southington Inland Wetlands Agency held a regular meeting on Thursday, August 6, 2009. Vice Chairperson James Sullivan called the meeting to order at 7:00 o'clock, p.m.

The following Councilpersons were present, viz:

Ted Cabata, Kevin Conroy\* and John DeMello

Alternates:

Anne Hulick  
 William Camp

Ex-officio members present were as follows, viz:

Joseph DePaolo, Assistant Town Attorney  
 David Lavallee, Assistant Town Planner

\*Arrived where noted in the Minutes

Absent: Chris Borowy  
 William Barry  
 Theresa Pereyo, Chairperson  
 Joseph DePaolo, Assistant Town Attorney

The Vice Chair seated William Camp for Chris Borowy and Anne Hulick for Kevin Conroy. A quorum was determined.

JAMES SULLIVAN, Vice Chair, presiding:

4. Approval of Minutes - Regular Meeting: July 2<sup>nd</sup>, 2009

Mr. Cabata made a motion to approve the Minutes as presented. Mr. DeMello seconded. Motion passed unanimously on a voice vote.

5. Treasurer's Report

Mr. Lavallee, Assistant Town Planner, gave the Treasurer's Report to date. Mr. Camp made a motion to approve as read. Mr. DeMello seconded. Motion passed unanimously on a voice vote.

6. Reports from Public, Press and Ex-Officio Members regarding items scheduled for action.

No response.

7. Inland Wetland/Floodplain Filling Applications:

A. Information - IW #1162/FF #217, application of Dean Michanczyk, seeking to demolish a building, add to a building, and reconstruct a parking lot within 100' of the Quinnipiac River. Property located at 120 W. Main Street.

Attorney Bryan Meccariello, 142 North Main Street, Southington, CT., presented the application. Mr. Michanczyk is the owner of four parcels which you'll consider collectively on. We're also before the PZC and Parking Authority. Together we're looking for affirmative votes because part and parcel to what is being considered tonight, Dean, at his own expense, is going to be installing a municipal parking lot in the center of Plantsville.

We're asking you to consider on your site walk maybe voting and if you can't vote then, then maybe on your next meeting, September 3<sup>rd</sup>.

Tonight we have Richard Mehan of Mehan and Goodin. He'll speak to the item.

However, just quickly, the first thing is we are seeking to

- demolish the old Barnette - Hubeny building,
- add to the Taylor O'Hala building as this is going to be a Hearthstone Pub, subject to the PZC and Parking Authority for waivers, and
- then reconstruct the existing parking lot for a municipal parking. Ninety-four spaces is being added as part of the Plantsville Renaissance.

Any questions, I'll answer them.

Richard Mehan, with Mehan & Gooden Engineers and Surveyors in Manchester, CT. These plans were prepared by our firm in conjunction with Tores Engineering of Hartford, CT. Ozzie Tores will be at the site walk and the September 3<sup>rd</sup> meeting to get into the technical

details. Tonight I am giving you a very brief overview of the project.

The project is 1.87 acres of land in the front and that's the area under consideration with this commission and the planning & zoning commission. There is an additional 3.87 acre parcel of land to the rear of what is known as the stove shop but that is not part of this application this evening.

Explained the property survey done by Mehan & Gooden. Showing the existing buildings and the building to be demolished.

The proposed restaurant site was pointed out.

An addition to the existing stove shop was discussed briefly.

The actual layout plan showing the parking spaces was explained. There'll be two driveways into the lot. It will serve the restaurant and Dean's Stove and the display area for the pellet stoves. There is no underground conveyance of drainage in the parking lot. All drainage is done overland and discharge the way it does currently right now into the river. The lot is designed with a trench that'll be 300' to begin at the end of the paved area at the north and will go along the entire side of the parking lot and discharge to a small detention area before it goes into the river giving it some opportunity for some renovation (sic) that currently does not exist.

The site is balanced. There is no additional pavement than currently there. We did that by including a fairly large landscaped area in front. Explained.

I will answer any questions you have.

Site walk set for Thursday, August 20, 2009.

Mr. Cabata made a motion to table IW#1162 & FF #217. Mr. DeMello seconded. Motion passed unanimously on a voice vote.

Mr. Conroy entered the meeting. The Acting Chair seated Commissioner Conroy and seated Alternate Commission Hulick for William Barry for rest of the meeting.

B. Information - FF #218, application of Pools By Murphy seeking to place a pool in the floodplain. Property located at 40 Squires Drive.

Mr. Lavallee noted there is a representative here tonight to speak, but this area is entirely within the floodplain. There is an elevation given and some mitigation could possibly go forward.

Kevin Murphy, Murphy Pools, presented the application. We are looking to put a pool right behind the house. There's a brook off

Squires Drive. It's at least 100' away. The property has already been graded with grass and all that. We are not disturbing any woods or anything like that.

The pool is right behind the house at the elevation that you would walk out of the basement to. We are not changing any elevations or anything like that.

Mr. Lavallee said he was familiar with the site. We actually did some floodplain work adjacent to it recently, maybe two or three years ago. A rear lot adjacent to it had done some filling and we had to excavate that out. It is not uncommon to do some work in that area as you make up for what is lost.

In response to a question by Mr. Conroy, discussion was had regarding the elevations in the back around the pool.

Site walk set for August 20, 2009.

Mr. Conroy made a motion to table FF 218. Mr. Camp seconded. Motion passed unanimously on a voice vote.

C. Information - IW #1163, application of Lovley Development, Inc. seeking to fill .05 acres of wetlands and upland review area for a 44 lot open space subdivision. Property located at 703 W. Center Street.

Assistant Town Attorney DePaolo recused himself and left the bench for this item.

Sev Bovino, Planner with Kratzert, Jones & Associates representing the applicant presented the application. The property is located in R-20/25 zone. It's served by public water and sewer. It is comprised by two pieces of property. One off Alder Lane which is 12.91 acres. The other property fronts on West Center Street, the old homestead, it is 49.3 acres.

He explained a layout reflecting an open space design. Most of the development is in the easterly portion of the property in the open fields. Most of the trees will be preserved. The design allows 28.7 acres of land to be preserved as open space which is 58 percent of the total property. We are also able to preserve 7.3 acres of upland area.

There are extensive wetlands to the west which we do not propose to disturb and they're located within the open space area. Some wetlands are in the northeast corner by Monarch Drive associated with the rear yards of proposed lots 38 thru 42.

Explained an area with the 50' buffer which is mostly in the open field. In the center of the property, approximately 150' east of the wood line, we have two wetlands pockets. One is incorporated in detention area #1 on the southwest corner of the property and the other pocket of wetlands is slightly north of that between lots 13 and 27. This is where we have an impact to the wetlands. That's what the application is for. We have a proposal to fill and grade an area of 2,296 sf. The pocket of wetlands is 4,816 sf, approximately. The reason for the proposal is we have the two homes located to the north and to the south and we're trying to create a front yard for one of the homes and the other impact is to the side yard.

We have all appropriate E & S controls.

After development, we propose boulders and trees to mark the limits of the disturbance so there will be no additional disturbance.

The mitigation area for the wetlands loss was pointed out. We propose to extend the pocket which is existing there westward toward the existing larger wetland area. The mitigation area is 3,500 sf. Mitigation and planting plans were provided by David Lord, soil scientist.

In the northwest corner we propose a second detention area. It's detention area #2. It has an impact to the buffer of approximately 7,300 sf. This activity is in the open field.

This design is an open space concept. What we are trying to achieve is when you drive down West Center Street you still see the open fields, the older homestead and you don't have development along West Center Street.

Andrew Quirk is here to discuss drainage.

David Lord is here to answer questions and present his findings and mitigation plans.

We have submitted a wetlands map amendment. The wetlands were delineated by David Lord and located by transit by Kratzert, Jones. And plotted on the map, certified to their location.

David Lord, soil scientist with Soil Resource Consultants of Meriden, CT presented the findings of the onsite which are contained in a Soil Report submitted as part of the application package dated July 7<sup>th</sup> of 2009. It concerns the findings of an onsite completed on June 9<sup>th</sup> of 2009. (Soil Report on file in the Town Planner's Office)

A Wetlands Mitigation Report has been submitted which he reviewed. (On file in the Town Planner's Office)

(No questions for Mr. Lord.)

Mr. Bovino said they have received the checklist and they are prepared to address it. However, Mr. Bovino added in the pocket of wetlands, detention area #1, the design is such that it allows the water to flow from west to east over land and the berm is low in elevation which allows the water to go over the berm and into this area. This water is not impacted by runoff from the berm. It will go through the wetland area as it has been doing for years. We feel that area will not be impacted by the runoff from the roadway. That's why it was incorporated into that detention area.

Discussion.

Andrew Quirk, Professional Engineer and Principal of Kratzert, Jones & Associates. I've prepared a Stormwater Management Plan in accordance with the Connecticut DOT Drainage Manual, the Connecticut Erosion Control Guidelines and the DEP Stormwater Quality Manual. We did a full hydrologic study for the parcel and there's a report. It was submitted with the application which he reviewed. (On file in the Town Planner's Office)

Mr. Quirk submitted an alternative design for the detention basin which would move it away from the wetland flags and the floodplain to look at at the time of the site walk. This is so you can have the information. Explained.

Mr. Quirk also submitted for the record a stormwater treatment train for the project. Explained.

Mr. Conroy asked the Assistant Planner if the applicant had submitted an alternative site plan that does not show impacts to the regulated area. Mr. Lavallee responded he does have an alternative plan that was submitted as part of the special permit. It's in my office for your review. It shows 33 lots. It has a lot more impact to the wetlands to the west.

Mr. Bovino added they have alternative plans as open space concept and alternative plans as a normal subdivision.

Mr. Conroy said, just looking at the plan, it seems to me this is a very aggressive layout with respect to not only the isolated wetlands but to the main wetland bodies on both the east and west side of the parcel. There are a number of homes here and rear yards that encroach upon the regulated area. For such a large parcel, that currently does not have any encumbrances, it seems to me that there might be better alternatives that have less of an impact, particularly along the west side where we're abutting right up against the large wetland body and the open space preservation area. It seems like we can do a little bit better.

Mr. Bovino said they would be prepared to show how the alternatives that we looked at in the field and I defer to the field walk because what you see on paper and what you will see in the field, will tell you a different story.

Briefly went over the checklist.

Mr. Cabata made a motion to table IW #1163. Mr. Camp seconded. Motion passed unanimously on a voice vote.

Site walk set for Thursday, July 20, 2009

The Vice Chair reseated Attorney DePaolo at this time.

#### 8. Communications

A. Reports from Public, Press and Ex-Officio members regarding items other than those scheduled for action.

No response.

#### 9. Conservation Issues/Unfinished Business/Miscellaneous

- 1 year extension of Ridgeview Condos approval - IW# #939

Mr. Lavallee reviewed this request noting this is ready for action. They have completed the pond out there and there's still some work in back that will contribute some drainage to the pond. One year is fine at this time.

Mr. Conroy made a motion to approve the one year extension for IW 939. Mr. DeMello seconded. Motion passed unanimously on a voice vote.

- 5 year extension request of Applebee's - IW #960 (exp. July 8, 2009)

Mr. Lavallee reported this item had a five year term on it. It expired prior to the request. So there's nothing in the statutes or the regs that says we couldn't extend it. It could go for another five years if you choose or they could resubmit.

They requested an extension on July 26<sup>th</sup>. They missed it by a few days.

Mr. Bovino briefly reviewed the wetland impact.

Mr. DeMello made a motion to approve the five year extension on IW #960. Mr. Camp seconded. Motion passed unanimously on a voice vote.

10. Adjournment - Mr. DeMello made a motion to adjourn. Mr. Cabata seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 7:51 o'clock, p.m.)