

SOUTHINGTON INLAND WETLANDS PUBLIC HEARING
 Thursday, October 6, 2011
 7:00 pm - Town Hall Council Chambers
 75 Main Street, Southington, Connecticut

MINUTES

The Southington Inland Wetlands Agency held a public hearing & regular meeting on Thursday, October 6, 2011. Chairperson Theresa Albanese called the public hearing portion of the meeting to order at 7:00 o'clock, p.m.

The following Commissioners were present, viz:

James Sullivan, Christopher Borowy, John DeMello & William Camp.

Alternate: Richard Post

Ex-officio members present were as follows, viz:

David Lavallee, Assistant Town Planner

Lou Martocchio, Assistant Town Attorney

Absent: Ted Cabata & Dennis Palmieri, Commissioners.

The Chair seated Alternate Commissioner Post for Commissioner Palmieri for this evening's meeting. A quorum was determined.

THERESA ALBANESE, Chair, presiding:

PUBLIC HEARING ITEMS:

Inland Wetland Map Amendment Applications:

A. Information - Map Amendment #140 - Application of Mark Nappi seeking to amend the IW Map of the Town of Southington to reflect the findings of Soil Scientist Roy Shook for the property located at 6 Bridle Path Drive, Lot #27.

Mr. Lavallee explained we went out to the site - - I don't see the soil scientist here - but in the field we did notice that the property lines weren't clearly marked so apparently when he did his delineation it bumped out and he thought it was on the property next to it but it was actually on this property. So the actual flagging I didn't have an issue with. The new plans reflect that bump out.

(Those speaking in favor of the application)

No response.

(Those speaking against the application)

No response.

The Chair moved to the next item.

B. Information - Map Amendment #141 - Application of WB Staebler Properties, LLC, seeking to amend the IW Map of the Town of Southington to reflect the findings of Soil Scientist David Lord for property located at 409 Canal Street.

Severino Bovino, Planner, with Kratzert, Jones & Associates represented the applicant. The property is located across the street from the existing facility. This is the office area with the improved parking area to the south (indicating). This is a historic area where they were parking over the years.

The maps indicate the wetland area. We hired David Lord to look at it and he determined there are no wetlands on the property at all. There is a report on file. We'll have Mr. Lord on site for the site walk.

(Those speaking in favor of the application)

No response.

(Those speaking against the application)

No response.

The Chair asked for adjournment.

Mr. Camp made a motion to adjourn the public hearing portion of the meeting which was seconded by Mr. Sullivan. Motion passed unanimously on a voice vote.

(Whereupon, the public hearing was adjourned at 7:06 o'clock, p.m.)

REGULAR MEETING

The Southington Inland Wetlands Agency held a regular meeting on Thursday, October 6, 2011. Chairperson Theresa Albanese called the regular meeting portion of the meeting to order at 7:06 o'clock, p.m.

The following Commissioners were present, viz:

James Sullivan, Christopher Borowy, John DeMello & William Camp.

Alternate: Richard Post

Ex-officio members present were as follows, viz:

David Lavallee, Assistant Town Planner

Lou Martocchio, Assistant Town Attorney

Absent: Ted Cabata & Dennis Palmieri, Commissioners.

The Chair seated Alternate Commissioner Post for Commissioner Palmieri for this evening's meeting. A quorum was determined.

The Pledge of Allegiance to the American Flag was recited by everyone in attendance.

THERESA ALBANESE, Chair, presiding:

APPROVAL OF MINUTES:

- September 1, 2011 Regular Meeting Minutes

Mr. Borowy made a motion to approve the September 1, 2011 Minutes as submitted. Mr. Camp seconded. Motion passed unanimously on a voice vote.

- September 13, 2011 Special Meeting Minutes

Mr. Camp made a motion to approve as presented. Mr. Borowy seconded. Motion passed on a majority voice vote with Mr. DeMello abstaining.

- September 14, 2011 Special Meeting Minutes

Mr. Camp made a motion to approve as presented. Mr. Post seconded. Motion passed on a majority voice vote with Mr. DeMello abstaining.

5. Reports from the Public, Press & Ex-Officio Members regarding items scheduled for action.

No response.

6. ITEMS FROM THE PUBLIC HEARING UP FOR ACTION:

A. Information - Map Amendment #140 - Application of Mark Nappi seeking to amend the IW Map of the Town of Southington to reflect the findings of Soil Scientist Roy Shook for the property located at 6 Bridle Path Drive, Lot #27.

The Chair commented that it was agreed that the wetlands were delineated and appear to be accurate. No issues with the map amendment.

Mr. Borowy made a motion to approve the Map Amendment. Mr. Camp seconded. Motion passed 6 to 0 on a roll call vote.

B. Information - Map Amendment #141 - Application of WB Staebler Properties, LLC, seeking to amend the IW Map of the Town of Southington to reflect the findings of Soil Scientist David Lord for property located at 409 Canal Street.

Mr. Borowy made a motion to table. Mr. Sullivan seconded. Motion passed unanimously on a voice vote.

7. Inland Wetland Applications:

A. Information/Action: IW#1192/FF #229 - Application of Woodruff Street Associates, seeking to fill and grade within wetlands and floodplain for a new industrial building. Property located at #15 Summer Street.

Mr. Bovino presented the application. This property is located at the end of East Summer Street (indicating).

The property is 2.63 acres of land, 39,450 sf of wetland area. Floodplain is 81,940 sf. The proposed disturbance is 1907 sf. That was the original proposal, but after Dave's recommendation, we cut that down to 770 sf.

The proposal is for a 9,000 sf industrial building located on the higher section of the property. As a result of the walk, there was discussion in regard to the swale and Dave was thinking of making this a recharge area. We talked about it and I believe the Commission probably likes the way it is with the swale. After speaking with Dave, he seems to concur with whatever the Commission prefers.

We have a mitigation area in the southwest corner of the property which is 8,353 sf which will be planted with wetland planting. The entire site is designed is to have swales and only one pipe on the site which is under the driveway as you approach the property.

Questions were asked in regards to the dumpsters. The client is willing to have the scrap metal dumpsters inside. You can stipulate that.

The other dumpster is shown on the outside and it is for typical trash.

I provided brochures for the Commission on the type of operation we have there. There is no plating done on the premises. They do vibratory finishing which produces a sludge. They do grinding, wet grinding and the coolant is recycled. The waste is picked up and disposed of appropriately and they keep a manifest of that. They basically do tools, pruning tools, et cetera.

All appropriate notes on the plans re: silt fence, hay bales, rip rap, description of the construction sequence, requirement to meet with staff prior to doing anything on the property.

I provided the alternative layouts so you can see this was probably the better proposal out of the four.

The mitigation area was discussed.

Plantings for the mitigation area were discussed. The area is being seeded, as well.

Mr. Borowy made a motion to approve IW #1192 with two stipulations:

- All bins, roll offs, containers, dumpsters containing the scrap metal will be stored inside.
- Inclusion of the mitigation monitoring.

Mr. Sullivan seconded. Motion passed 6 to 0 on a roll call vote.

FF#229

Mr. Camp made a motion to send a favorable recommendation to the PZC for FF#229. Mr. Borowy seconded. Motion passed 6 to 0 on a roll call vote.

B. Information/Action: IW#1193, Application of Mark Nappi seeking to grade and fill a portion of a watercourse and mitigate the same for construction of a new home, property located at #6 Bridle Path.

The Chair asked about the grading on the lot. Mr. Lavallee said they are covering up that portion. It was listed as a watercourse and when we saw it there wasn't much scour. They are redoing a swale in that area and I did ask them to come up with a planting plan, a row of shrub species, i.e.: red or black chokeberry. It is along of the southwestern area. It does get some recharge at the base of that swale from the Quinnipiac.

Discussion.

Discussion of roof draining.

There is no way to move the house any further. It is a very tight lot and it's one of the last lots in that subdivision which was approved with quite a bit of fill.

Finished floor elevations were discussed.

Mr. Borowy made a motion to approve IW 1193 with the stipulation of staff approval for the planting plan as well as inspection of the final grading as it is done. Mr. Camp seconded. Motion passed 6 to 0 on a roll call vote.

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

Show Cause - Burritt Street Parcels across from Anne Road

Mr. Lavallee reported a certified letter was sent, but the gentleman actually has a place up in Maine and he didn't check his mail back here until after the meeting. He showed up in person, apologized and said that we can walk it whenever. I think we should at some point.

Modification of By-Laws

Attorney Martocchio advised he has not had a chance to do a review yet on the new change. He will do the review and get back to the Commission before the next meeting with some direction.

Discussion.

Discussion of the Treasurer's position and elimination of same.

Mr. Borowy noted that regarding all the positions, we have a tremendous reliance right now for many of those functions on staff.

It doesn't allude to that. It makes it the responsibility of the designated official of the commission and we in turn go to David. I wonder if there is some way to make that wording a little clearer. Acknowledge that we rely on staff and make that amendment to the by-laws.

Discussion.

Discussion of the West Side Sewer Interceptor

The Assistant Planner said maybe we're going to wait for a walk to get a report from the soil scientist on the vernal pools. We can have discussion with Chairman Dobbins about that. The Chair said that might be a separate site walk. Mr. Lavallee will check with the Town Engineer.

Discussion.

Open Space Committee

Mr. Lavallee reported that the Open Space Committee is getting active again. Land acquisitions.

Site walks set for Wednesday, October 12, 2011.

Mr. Borowy made a motion to adjourn which Mr. Sullivan seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 7:40 o'clock, p.m.)