

SOUTHINGTON INLAND WETLANDS PUBLIC HEARING  
Thursday, December 1, 2011  
7:00 pm - Town Hall Council Chambers  
75 Main Street, Southington, Connecticut

MINUTES

The Southington Inland Wetlands Agency held a regular meeting on Thursday, December 1, 2011. Chair 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:

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

Alternates:       Richard Post  
                      Greg Ali

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 Cabata and Alternate Commissioner Ali 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:**

4.    Approval of Minutes

Regular Meeting of November 3, 2011: Mr. Borowy made a motion to approve as submitted. Mr. Post seconded. Motion passed on a majority voice vote with Chair Albanese abstaining.

Site Walk Meeting of November 19, 2011: Mr. Post made a motion to approve which was seconded by Mr. Sullivan. Motion passed unanimously on a voice vote.

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

None this evening.

6. Inland Wetland/FF Filling Applications:

A. Information/Action - FF #231, Application of David Prickett, PE on behalf of Tighe & Bond seeking to perform work within floodplain for upgrades to the Town Pump Station located at 1049 Queen Street.

Mr. Lavallee represented there was no representation here tonight. However, the site walk went well. They are in the process of making revisions. We should send a favorable recommendation to the PZC and any as built will be revised again when it goes to the Planning Department.

Discussion.

Mr. Borowy stated that given the fact that the application shows not significant expansion of the development of the area, given the consciousness of the applicant on the growth around the river and all of that, I would way it's not a significant impingement on the developed area and I would move we approve it under the condition that it will have the watchfulness of the Assistant Town Planner as it progresses from our approval and therefore recommending a favorable approval. Mr. Ali seconded. Motion passed 7 to 0 on a roll call vote.

B. Information- IW #1194, Application of Nelcon Service Center seeking to develop a site with portions of development within the upland review area. Property located at 51 Triano Drive, Lot 7.

Mr. Lavallee advised that the applicant can't be here this evening. His representative had a conflict, but they would like to set up a site walk for this. I've done a checklist already and I'm sure they'll probably have revised plans by the site walk.

Mr. Borowy made a motion to table which was seconded by Mr. DeMello. Motion passed unanimously on a voice vote.

Site walk set for December 10, 2011.

7. Discussion/Action - Amendments to the Commission/Agency By-Laws

After discussion, Mr. Borowy made a motion to delete Article 5, Paragraph F from the By-Laws. Mr. Sullivan seconded. Motion passed unanimously on a voice vote.

8. Communications

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

None this evening.

9. Conservation Issues/Unfinished Business/Miscellaneous

- Show Cause Hearing - Burritt Street parcels across from Anne Road.

Mr. Lavallee reported we took a look at this site and we asked for a plan. We did get an as-built the bridge itself and the location. We just need to determine what we need. Is it going to be an application? Floodplains and wetlands? Mr. Lavallee will speak with the Town Planner and Engineer on how to go about dealing with the floodplain encroachment here. We have certification from an engineer it is H-20 loaded. Any truck that can travel on Connecticut roads can go over it.

Mr. Florian has been very cooperative and we got the plan. Now, I think we need to give him guidance on how to move forward. I think filling out an application would be the next step.

Discussion of whether or not delineation was done by a soil scientist. It looks like the edge of the brook is shown, noted Mr. Lavallee, but he didn't have a report.

Discussion.

David Florian, 35 Copper Ridge clarified it has not been flagged. He wanted to find out whether or not he could do it before he expended any more money. If I can't use this, there is no sense in doing anything.

Discussion.

He continued it definitely is floodplains but the wetlands, if there is any, would be on the south side of the bridge to that extent as that's all that would be impacted in terms of the bridge.

The Chair advised per wetland regulations, they look at the stream and 100 feet on both sides since it is a perennial stream. We need to evaluate the impacts in those areas.

Discussion.

The Assistant Planner pointed out that for the purposes of permitting, this bridge is what is permitted or not permitted. Then we give our opinion on whether there is an exemption for the farming use. We know it's a large site.

Discussion.

The Chair felt the entire parcel should be evaluated in terms of what has been done there and also the bridge structure that was put there. If there is a permit given, it will be for the activity on that particular lot.

Discussion.

Farm roads were discussed as not being exempt from permitting per a new Supreme Court decision.

Mr. Lavallee asked the applicant for a letter or a master plan of the site so we have something laid out we can say yes or no to. Conceptual plan.

Discussion.

The other benefit to having the wetlands flagged would be for future planning purposes and tax purposes if you want to sell it. You want to know what you have.

Mr. Florian said he would get a soil scientist to give something that would help you folks evaluate it.

The Chair wanted a plan showing the applicant's purpose and use conceptually for the property. Mr. Florian said he would do that.

Discussion.

The Chair reminded everyone of a Public Hearing which is going to be held on December 15, 2011 at 7:00 pm in Town Council Chambers regarding the rehabilitation of Bridge Number 04564 West Queen Street over the Quinnipiac River.

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

(Whereupon, the meeting was adjourned at 7:31 o'clock, p.m.)