

SOUTHINGTON INLAND WETLANDS AGENCY
 Public Hearing & Regular Meeting
 Thursday, December 3, 2009
 7:00 pm - Town Hall Council Chambers
 75 Main Street, Southington, Connecticut

MINUTES

The Southington Inland Wetlands Agency held a public hearing and regular meeting on Thursday, December 3, 2009. Chairperson Theresa Pereyo called the meeting to order at 7:00 o'clock, p.m.

The following Councilpersons were present, viz:

James Sullivan, Chris Borowy, Ted Cabata, Anne Hulick and John DeMello

Alternates: William Camp

Ex-officio members present were as follows, viz:

David Lavallee, Assistant Town Planner
 Louis Martocchio, Assistant Town Attorney

Absent: Kevin Conroy

The Chair seated William Camp for Kevin Conroy. A quorum was determined.

THERESA PEREYO, Chair, presiding:

Public Hearing Items:

A. IW #1164 Application of Southington Land Associates seeking to fill 4,951 sf of wetlands for road crossings and disturb upland review area for a 9-building industrial park. Property located on West Queen Street.

Severino Bovino, Planner with Kratzert, Jones & Associates representing the application. He requested at this time to include the records for the last two meeting we had on this application in this proceeding.

The property is located in a I-1 zone and is 27.7 acres. It contains wooded areas and meadows. It has 6.77 acres of wetlands. It will be served by public water and sewer. The slopes goes from west to east towards the brook. It is an unnamed brook which is a tributary to the Quinnipiac River. The property is bisected by the

Farmington Canal which runs north/south almost in the center of the property.

The proposal is for a nine lot subdivision. Their sizes are a minimum of 1.2 acres and a maximum of 5.2 acres. Zoning allows 20,000 sf lots in this area.

The proposed plans show a very detailed grading and stormwater design for each lot. We have investigated multiple alternatives. The current proposal has the shortest road network and the least impact.

The proposed road is west of the canal and it's designed to maintain the current hydrological patterns. Explained using the map.

We have four discharge points. Before the stormwater reaches these points, it is treated via one oil separator which is on the beginning of the roadway system which takes water from the paved area. In other cases, we have water quality basins, detention areas, with proper swales and check dams and plunge pools. Explained.

We propose five crossings:

- One at the beginning of the road,
- One is at the north end of the road,
- One is at the north end of the canal,
- One is for the two lots (indicated) here,
- One is for the proposed building lot off of West Queen Street.

These crossings are all water dependent crossings which means that to get to the large areas of nonwetlands, we need to cross the wetlands.

We have done multiple designs and we have chosen the design that has the least impact in terms of wetland filling and buffer disturbance.

The existing canal will be cleaned of debris. A plaque will be placed near the canal with a short description of the history.

The total wetlands disturbance is 4,951 sf which will be mitigated based on David Lord's report which was submitted.

The appropriate notes, construction sequence and erosion controls are shown on all the plans.

The proposed crossing for the canal is a box culvert with natural material at the bottom. That detail is on Sheet D-3. The same will be for the proposed pipe that leads to lots 5 and 6. They both have a natural bottom -- oversized pipe with a natural bottom.

The first nine building lots will total 96,721 sf of building area. Lot coverage is 35 percent allowed in this zone and only one lot, number 3, has 23 percent lot coverage. As an overall, land coverage is eight percent. Out of the 27.7 acres, we have an 8 percent coverage.

Comments from the site walk and the last meeting were taken into consideration. We modified the plans to change the grading of the roadway to allow more distance from the existing canal which allows a very nice buffer along the westerly portion of the canal. The easterly portion of the canal will be left intact except for the breach in the canal we want to repair. The shading effect that Dave was looking for is achieved with this current plan.

Additional revisions to lot 4 were explained. We direct the clean water from the swales around the buildings and from the rooftops and the footing drains to the existing wetlands. (Indicating) We will be feeding that wetlands and improving the environmental condition of that wetlands.

Lot 5, the footprint, there was concern about this grading being too close the wetlands, so we reduced the building size on that lot and removing all the grading out of the buffer.

Lot 6 is mostly out of the buffer. The access to the building is what impacts the buffer. (Indicating)

Lot 7 footprint also changed to allow more separation distance from the wetlands along the driveway.

Additional revisions were done all throughout the site. Lot 8 and 9 to minimum 10' separation from the silt fence to the wetlands. Enough room for machines to go in and do the proper grading. The proposed grading for 8 and 9 is pretty much on grade with the existing grade as the area is so flat we can do it without major cuts and fills and no disturbing the wetlands.

I introduced evidence at the November meeting this property has been disturbed for years with a lot of erosion occurring in its current state. Activities go back to the 1800's when the canal was built. Showed and explained a 1948 aerial map noting the farming on the property.

Discussion

I believe that when this project, if approved, and done, and the plans are followed and there's proper supervision during the project, this property will be improved in terms of erosion occurring on the sites creating a more stable site and it will be an asset to the community.

David Lord is here if you have any questions regarding the reports he prepared for the mitigation and the plantings of the detention areas/water quality basins.

Andrew Quirk is here if you have any questions on drainage.

Any questions for me, I'll be glad to answer them.

In response to a question by the Chair, Lot 5 changes were discussed again.

Mr. Bovino pointed out they have reduced the impact to the buffer by 20,000 sf from the additional application. Explained.

Mr. Lavallee asked about the realignment of the road. Mr. Bovino said this is a 24' wide road which means you have a 13' shelf and instead of that, we decided to go with an 8' shelf thereby allowing the grading to be moved away. The Town Engineer agrees. There is not going to be any sidewalk on that side of the road.

Discussion.

The size of the proposed box culvert is 10 by 4. It is on the plan and profile sheet.

Mr. Lord detailed the changes on the revised report.

Mr. Bovino discussed alternatives that were explored.

(Those speaking in favor of the application)

No response.

(Those speaking in opposition to the application)

No response.

Mr. Borowy made a motion to close the public hearing. Mr. Sullivan seconded. Motion passed unanimously 7 to 0 on a roll call vote.

(Whereupon, the public hearing portion of the meeting was closed at 7:25 o'clock, p.m.)

REGULAR MEETING

Approval of Minutes: Regular Meeting: November 5, 2009

Mr. DeMello made a motion to approve as submitted. Mr. Camp seconded. Motion passed unanimously on a voice vote.

Special Meeting: November 21, 2009

Mr. Borowy made a motion to approve the Minutes of the Special Meeting of November 21, 2009 be approved as submitted. Mr. Sullivan seconded. Because there were not enough voting, it was decided to table the Minutes to the next meeting.

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

Treasurer's Report

Mr. Sullivan gave the Treasurer's Report to date. Mr. Borowy made a motion to approve as presented. Mr. Cabata seconded. Motion passed unanimously on a voice vote.

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

No response.

Items from the Public Hearing:

A. IW #1164 Application of Southington Land Associates seeking to fill 4,951 sf of wetlands for road crossings and disturb upland review area for a 9-building industrial park. Property located on West Queen Street.

Mr. Bovino said he believed this proposal is a sensible proposed based on the condition of the site. It's a minimum amount of lots proposed to make this project viable. Road costs are high now adays.

The buildings in relation to the size of the lots are quite small and we would like your approval.

Mr. Borowy made the point it is not an ideal piece of property either for the sustaining of the natural environment undisturbed which

of course started out that not being the case. It was disturbed with previous activity. And, this is just a little different kind of disturbance, but it seems to be a great improvement of the application to make it a workable property from the original application especially in regards to the box culvert and crossing, the canal and the distances down in the east end being improved. I think I would reluctantly endorse the proposal as given. I would've expected or hoped to see more alternatives but I suppose there is just a limit on how much you can offer given the constraints of the property and the fact that we all want the canal to stay in its present form.

The Chair agreed with those comments. There should have been additional alternatives presented but understanding the property constraints. Markers are going to be placed regarding the historical significance of the canal. Public access was discussed and a conservation easement was discussed.

Mr. Lavallee commented lot 9 is still pretty much in all the buffers. They could work towards trying to alleviate some of that pressure on the wetlands there. The only other thing I'd like to see changed is the construction sequence #7. Instead of 6" of topsoil in the ponds, I'd like to see 12". Typically that's what the DEP asks for and what we usually ask for.

Mr. Lavallee did a markup of a map that had the areas that are matted. There are some small notes that say areas and slopes 3:1 or greater be matted. I'd like to see that highlighted for effect for when we have the meeting with the contractors. And, have it put on the first sheet of the plans in bold blocks.

Discussion.

Mr. Sullivan commented he agreed with the comments of Mr. Borowy and the Chair. The other comment I have is about the sidewalk, keeping it on the westerly side of the road. Mr. Bovino commented the PZC will work with us on that.

Discussion.

Mr. Borowy made a motion to put up IW 1164 for action. Mr. Camp seconded. Motion passed 7 to 0 on a roll call vote.

Mr. Borowy made a motion to approve IW 1164 with the conditions previously voiced.

- (1) Additional topsoil of 12" to be added
- (2) Construction sequence step 7 for a visual highlighting of the matting mapping so it will be clear to the contractors going to the site initially
- (3) No east side sidewalk but possible west side
- (4) Conservation easement noted.

Mr. Camp seconded. Motion passed 6 to 0 to 1 abstention by Mr. Cabata on a roll call vote.

8. Inland Wetland/Floodplain Filling Applications:

A. Information/Action - IW#1166/FF#220, application of the Southington Water Department seeking to complete a previously approved water line crossing below the Eight Mile River on Welch Road.

The applicant has requested a table reported Mr. Lavallee.

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

B. Information - IW#1168, application of 45 Newell Street Associates seeking to fill .15 acres of upland review area for the construction of a fueling station at 45 Newell Street.

Mr. Bovino represented the applicant. This is a proposed fuel station at the main plant of Yarde Metal. It's on the northwest corner of the building on the property.

Discussion.

The proposal is for two pumps with a canopy and with the above ground double-walled oil tank, 12,000 gallons. We have proposed catch basins and oil separators. The way this is designed is if anything is going to happen because of spillage is going to happen where the trucks park at the gas pumps. The spillage will end up in the catch basin and eventually in the pipe. These catch basins have hoods on it to prevent the oil from moving. But even if the oil moves forward, there is an oil separator which eventually ties into the drainage.

The snow is plowed and picked up and taken to the other side of the property, in the open parking area, away from the wetlands.

The owner has indicated there are no DEP restrictions placed on this property.

The water runoff from the canopy was explained as going to the grass area.

There will be striping on the lot for the two way traffic for the trucks that are not fueling. We need a space for waiting and getting in line for the fuel station and then they do their delivery or pick up and go away.

Discussion.

Concrete curbing in addition to the catch basins was noted.

Alternative locations were discussed.

A 1,000 gallon oil separator was explained.

A closed drainage system was being looking into by the applicant's engineer.

A spill containment plan will be in place which is DEP approved.

Mr. Sullivan made a motion to table IW #1168. Mr. Cabata seconded. Motion passed unanimously on a voice vote.

Site walk set for December 19, 2009.

(End of Tape #1, Side A)

(Beginning of Tape #1, Side B)

C. Information - IW #1161.1 application of Philip Doyle (LADA) seeking to modify an existing approval for stormwater improvements at the BJ's site (Spring Street)

Phil Doyle representing the applicant. This is a modification of the wetland application you approved previously.

George Logan who has expertise in the area of vernal pools is with me tonight. Vernal pools are one of the issues that were a major point discussion in the previous application.

George is in the process of finishing his report and will be submitting to staff in the next day or so. We're hoping in January you will have had time to review the report, perhaps have time to have done another site walk and we can go into a deeper discussion.

The application would modify two areas of the application approved in July. We have moved our northerly detention basin up to the property line to avoid a 600 sf of wetlands. Explained.

Discussion of the property owned by the property that has 40 acres of I -zoned land that is being developed for a light industrial park.

Access to the property was discussed.

Secondly, we have a plan that would look at modifying on what had been our southerly detention basin and putting it in an area that is over 100 feet from the closest vernal pool.

Discussion.

George Logan gave a brief description of his qualifications and the report he is preparing on this site for submission regarding the vernal pools. He pointed out on the map, the five vernal pool areas on the site and described them.

Discussion.

Mr. Borowy made a motion to table IW 1161.1. Mr. Sullivan seconded. Motion passed unanimously on a voice vote.

Site walk set for December 19, 2009.

D. Information/Action - IW#1169, application of the Town of Southington seeking to perform work within the upland review area for the construction of a recreational facility located at the former drive-in site on Meriden Waterbury Turnpike.

Mr. Lavallee reported we did have these plans at the last meeting. And, there is a question about the buffer at the top of the bank. I went out and took some pictures. There is a telephone pole/cable fence that's out there. The tree line isn't proposed to be changed at all. There is an approximate 7:1 slope over 26 feet to avoid any impact to that area. So, it's pretty flat. The trees aren't going to be touched. And, that is the closest area of possible impact.

Discussion.

Conditions: Keep the fence and cables in good repair and add the signage.

Mr. Sullivan made a motion to approve IW #1169. Mr. Cabata seconded. Motion passed 7 to 0 on a roll call vote.

Communications

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

No response.

Conservation Issues/Unfinished Business/Miscellaneous

Mr. Lavallee noted they are working on the Hearthstone Pub in Plantsville adjacent to the river. They did excavate a little bit beyond what I would have liked to have seen. It is stable now however. I took some pictures and they will add fill around the pad.

They did move one footing as requested. We are keeping a close eye on it.

Approval of 2010 meeting dates for IW/CC

Mr. Borowy made a motion to approve the dates as submitted. Mr. DeMello seconded. Motion passed unanimously on a voice vote.

Congratulations to Chris Borowy as our open space committee representative.

The Chair brought up work the State is doing on Route 10 by the florist.

Discussion.

Site walks will be set for December 19, 2009.

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

(Whereupon, the meeting was adjourned at 8:15 o'clock, p.m.)