

TOWN OF SOUTHLINGTON
Conservation Commission
Inland Wetland & Watercourses Agency

75 MAIN STREET, SOUTHLINGTON, CT 06489

T. Albanese, Chairman
J. Sullivan, Vice Chairman
C. Borowy, Secretary
T. Cabata, Treasurer
K. Conroy, P.E.
J. DeMello, Sr.
D. Palmieri
W. Camp, Alternate
R. Post, Alternate

SOUTHLINGTON INLAND WETLANDS AGENCY
Special On-Site Meeting Minutes
Thursday February 24th, 2011
5:00 p.m.

The Southington Inland Wetlands and Watercourses Agency held a Special On Site Meeting Thursday, February 24th, 2011 to view one Inland Wetland Application. All Members were in attendance with the exception of Mr. Conroy. Alternate Commsr. Post was seated for Mr. Conroy. A quorum was achieved at 5:00 p.m. Also present was David Lavallee, Environmental Planner.

The site visited was for IW #1185, application of Dennis Repoli seeking to disturb the upland review area for the development of three commercial buildings located on Parcel 70 Queen Street. Mr. Repoli, Soil Scientist David Lord, and Steve Guidice, Jim Braim from H. Cole and Son were present to discuss the application. The lot is a fill area adjacent to the Quinnipiac River that has a plateau parallel to the road and a defined drop-off toward the river. The plan is to create a 3 building office park, drainage and parking mostly within the plateau area with limited need for tree clearing or grading beyond the existing limit of disturbance. Building #1 will be within the existing treeline approximately 15'-20' with the foundation set into the slope. There is an opportunity to move the buildings forward which would provide greater separation from the river and the development, Building #1 in particular. Some green area in front of the buildings could be removed to allow for different building alignment. The access/egress is likely to move north as well due to DOT concerns of queuing from the southerly traffic light blocking the site. The move may free up some parking area within the uplands thus allowing greater separation for the proposed lot adjacent to the slope to the west. There was scattered debris throughout the site which Mr. Repoli indicated he will remove as part of the project. Stormwater will be directed into sumps and level spreaders. A geotechnical report and Phase one for the site will be provided to the Commission. As part of any project involving regulated activities, an alternatives plan will need to be submitted indicating that this is the most protective and feasible use of the property. Mr. Giudice assured the Commission that the plans will be provided at the next regular meeting.

A motion to table IW # 1086 was made by Commissioner Cabata, seconded by Commissioner Borowy and passed with all in favor. The meeting adjourned at 5:40 p.m.