

SOUTHINGTON INLAND WETLANDS AGENCY
 Regular Meeting
 Thursday, February 3rd, 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, February 3, 2011. Chairperson Theresa Albanese called the meeting to order at 7:00 o'clock, p.m.

The following Commissioners were present, viz:

James Sullivan, Chris Borowy, Ted Cabata & Dennis Palmieri

Alternates: William Camp
 Richard Post

Ex-officio members present were as follows, viz:

David Lavallee, Environmental Planner
 Louis Martocchio, Assistant Town Attorney

Absent: Kevin Conroy, Commissioner
 John DeMello, Commissioner

The Chair seated Alternate Commissioner Camp for Mr. Conroy and Alternate Commissioner Post for Mr. DeMello 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: Meeting of January 6th, 2011

Mr. Lavallee noted the following edits and changes:

- On Page 1, instead of Acting Chairman, it should be Chairman.

- On Page 3, the fourth paragraph, second line, it should be "bales of hay" and not "bays".

- On Page 5, the fourth paragraph down, it says: after discussion, it was decided to go ahead with and I believe we said "application for revision" instead of administrative approval.

With the so noted changes, Mr. Borowy made a motion for approval. Mr. Sullivan seconded. Motion passed unanimously on a voice vote.

5. Treasurer's Report

Mr. Cabata gave the Treasurer's Report year to date. Mr. Palmieri moved for approval of the Treasurer's Report as read. Mr. Camp seconded. Motion passed unanimously on a voice vote.

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

Arthur Cyr, 103 Berlin Avenue, spoke about Agenda Item 7-A. I'd like to start by saying that he has no affiliation with these people. My concern is this has to do with the Southington Water Department.

Going to the water board's meeting and then coming to your meeting, the only reason they're before is because our Southington water company is insisting they put water through when it's not really necessary. They could cap it. But they have a grandiose plan that somewhere in the very distant future they're going to run their water main all the way up, jump the highway, and connect it to their existing water main up by Home Depot, which I think is ludicrous.

That's why they're insisting that this applicant put in this water line which means they have to come before you because they're jumping Judd Brook.

Quite frankly, I ask you to deny this application and send it back to the water department and tell them to cut it out because there's no reason why this customer should have to run a water main over Judd Brook.

Unless there is a reason why we make people spend a lot of money and disturb wetlands, you should deny this.

Thank you.

7. Inland Wetland/Floodplain Filling Applications

A. Information/Action - IW #1183, application of Alan Wells seeking to install a water main within Route 322 and to span Judd Brook with said water line. Property located in the vicinity of 2110 Meriden Waterbury Turnpike and Judd Brook.

Alan Wells from Klein Felder represented the application. He also noted Brian McCann from Klein Felder was present to speak on the project.

Alan Wells noted he was before the commission last year and this has been tabled for several meetings since then. We had some obstacles with permitting. Explained it involved this commission, as well as the water department and the Department of Transportation.

We're at the point now where we have satisfied all entities/stakeholders on the project. We are going with the original plan that we saw with slight modifications. That's why we resubmitted it.

It's the extension of the water main from where it currently terminates on Route 322, past the RV sales and the automobile sales & service establishment and across Judd Brook. We're here for the section to cross Judd Brook.

We do now have permission from the DOT to cross attaching the water main to their culvert. That's the least invasive way to get across Judd Brook. It'll be an above grade crossing, suspended from the side of the culvert. Explained the water main will be above the level of the culvert and fastened to that wall out of the way of traffic on the other side of the wall, suspended above the brook. It will be dry. A valve will be closed on the upstream side of it. It would only be activated at such a time as the water main was extended in the future by others.

The wetland impact is minimal. We're talking about roughly 2800 square feet. It's just as the trench approaches that culvert. The area will be protected by silt fence, straw bales. I expect there to be some amount of dewatering and that'll be controlled on the site. Staging area and sedimentation basin was pointed out on the map.

Brian McCann gave an update of the water board meeting which he had just come from. We do have an approval with the water department with one additional section they would like to us to connect to which is an existing main. It's located a little bit further down and it comes across from a condominium association. What they want us to do is just cross the street so they'll have a continuous loop. That isn't shown on these plans. We'll be resubmitting revised plans to the water department. It's basically coming across the street, on to the property, and tying in. Other than that, they accepted these plans as is.

Discussion.

Mr. Sullivan pointed out that this project was undertaken as remediation for the gas station property.

Discussion.

Mr. Post asked about contaminated soil. The procedure to be followed was explained by Mr. McCann.

Mr. Lavallee noted the following condition:

- There is a submittal of revised plans showing the tie-in to the west.

Mr. Cabata made a motion to approve IW 1183 with the condition that there is a submittal of revised plans showing the tie-in to the west. Mr. Camp seconded. Motion passed 7 to 0 on a roll call vote.

B. Information/Action - IW #1074.1, application of CT Land and Homes seeking to modify an existing permit (Elizabeth Gardens) to allow for the construction of a 14-lot subdivision. Property located at 790 Meriden Avenue.

Stephen Giudice, Harry Cole & Son, represented the applicant. This property is the Elizabeth Gardens site originally approved by this commission as a 55 and older multifamily residential community. I did hand out the previous site plan and the proposed site plan which we think is a favorable alternative to what was originally approved.

It is a 6.5 acre parcel on Meriden Avenue which is zoned primarily R-12 with a small portion of R-20/25. This was approved as a 34 unit multifamily 55 and older residential community with associated roadways and drainage. There was a detention basin that was constructed on the northern end of the property and drainage runs along the frontage of the property from the Mountain View Farms subdivision which is an R-20/25 subdivision which was part of the Poriello Farm.

This property has been in the state of disrepair for quite some time. There are two buildings and one foundation located on site. Those units are here (indicating) and then a portion of this building (indicating) which is a duplex where the developer made a field change at this location.

The current owners have taken control of the property. They've analyzed many different options for this property, but they felt that bringing an R-12 subdivision in an R-12 zone is really the best scenario for this property. He is proposing to remove the three structures/foundations that are on the site. And, then construct the 14-lot subdivision.

As part of the revision to the application, we are reducing the impervious surfaces by 46 percent which is pretty substantial. The previous site plan was pretty dense. It had a lot of buildings, a lot of pavement. The reduction of the impervious surface on site helps with the detention basin, and so on.

As part of the previous plan, we had a conservation easement along this area here (indicating). We are maintaining the conservation easement. We are not proposing to do any real work in those areas. We've scaled back with the grading and clearing as opposed to the previous approval.

The site is serviced by public water and sewers.

The drainage system was described.

A small minor modification as part of this application will be made to the outlet control. Explained a short letter was submitted with our rates of runoff which were decreased.

Overall, we think this is a vast improvement over what was originally proposed and approved.

We will answer any questions.

Mr. Giudice stated they think it's a great plan. Mr. Lavallee is onboard with it as is Mary Savage Dunham and the engineering department. Hopefully this commission will look favorably upon it as well.

There was one stipulation with the original application, noted Mr. Giudice.

Discussion.

(End of Tape #1, Side A)

(Beginning of Tape #1, Side B)

Discussion of wetland marker locations.

Mr. Sullivan made a motion to approve IW 1074.1 with one stipulation:

- One wetland marker per property be placed at the rear of lots 10 through 14.

Mr. Palmieri seconded. Motion passed 6 - 0 - 1 with Mr. Cabata abstaining.

C. Information - IW #1185, application of Dennis Repoli seeking to construct 3 office buildings, parking and drainage facilities partially within the upland review area. Property located at Parcel #70 Queen Street (Across from Flanders Street)

Stephen Giudice, Harry Cole & Son, represented the applicant. Our project is known as Riverstone Square, 38, 48 & 62 Queen Street.

This property is directly across from the Oak Hill Cemetery. The property has been vacant for quite some time. Mr. Repoli has owned it for quite a while. It's a 3.48 acre parcel of land. It's abutted by the Quinnipiac River to the north and west. Queen Street to the south and property of Pentac Offices to the east.

The property slopes down from Queen Street to a flat area in here (indicating) and then it slopes steeper towards the Quinnipiac River and the floodplain. We did have the wetlands flagged by David Lord. There is a flood zone that runs right along this area (indicated). The flood zone is approximately 153.

This parcel also has a 30-inch sanitary sewer intercepting main that runs through the property. Explained that was one of the items that kind of dictated how the proposed application was laid out.

The site is kind of in disrepair at the moment. Explained.

The proposal is to construct three professional and medical office buildings. We've modeled this similar to the Clocktower Square site in Plantsville. They'll be two story buildings. We have a parking lot that proposes the minimum required parking spaces. We have designed the buildings to work with the topography. They're walkout type basements so we don't have a lot of grading around the back side of the buildings. All grading is in the front with an effort to stay away from the Quinnipiac River and the wetland areas.

The stormwater management system was described.

The plans include very detailed landscape plan and erosion and sedimentation control plan and narrative.

We've received comments from town staff that we are in the process of addressing. We are looking for input from this commission and are assuming a site walk.

The Chair asked, did the applicant/owner, since you are so close to the resource here, the Quinnipiac, doing something with some kind of river trail or some kind of community benefit to putting in such an extensive on this little piece of property. Mr. Giudice thought the applicant would be open to that with some direction as to what you are thinking about.

Discussion of how the site seems to have a lot going on on it.

Mr. Giudice, noting the river and the wetlands and floodplain are sensitive areas, said they tried to incorporate their grading and the layout to work with that. Whenever possible, we try to stay outside of the upland review areas. Sometimes it's not entirely possible. In this situation, the sanitary sewers really played havoc with what our plans were.

Discussion.

In response to a comment by Mr. Post, discussion was had as to whether the parking lot between the north building and the middle building could be eliminated as it does add a lot of impervious area.

Groundwater recharge units on the buildings were described by Mr. Giudice.

Past use of the property was discussed.

Historic fill on the property was discussed.

Mr. Palmieri made a motion to table. Mr. Cabata seconded. Motion passed unanimously on a voice vote.

Site walk set for February 24th, 2011 at 5:00 pm.

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

*** Extension Request of IW #1035, 632 Mount Vernon Road "Laurelwood Estates".**

Mr. Lavallee noted this is ready for a one year extension at this point. That's the crossing, two box culverts going up the hill to make the final connection to Mount Vernon Road. Quite a bit of blasting was necessary there.

Mr. Borowy made a motion to approve a one year extension for IW 1035 as presented. Mr. Palmieri seconded. Motion passed unanimously on a voice vote.

*** Discussion of North Center School Site Plan**

Mr. Lavallee said the issue of drainage came up. Are we going to infiltrate it, are we going to discharge it. There is a conceptual plan right now to discharge into an existing pipe - historically existing as far as we know --- they haven't located the pipe as they think it is full of sediment. They're going to jet it or do a dive test. This is in preparation for that. A formal submittal will be forthcoming if they need to tie in the pipe.

John Phillips, Professional Engineer, with Borghessi Building & Engineering presented. I do have copies of the proposed plan to distribute.

We are not proposing any work within the regulated area at this time if we can find the existing outlet. However, if we cannot, we would propose to pipe the system. What we would be doing is installing a pipe approximately located near the southwest corner of the existing building, piping it to the west, outletting it just outside of the wetland area through a rip rap level spreader. No site grading or anything is required within the set.

We are basically going to renovate the existing building into town offices. Realign the existing driveway with Hobart Street which now located slightly offset from Hobart Street. We are going to add some parking in the front of the building. The parking will sheet flow over a stone filter that'll be located around the perimeter of the pavement into a detention basin. The detention basin will be piped into existing catch basins - a point which we are not certain of the outlet right now. We're hoping to find those in the near future. The weather obviously hasn't been favorable.

Very limited site work. All of it is going to be in the front area. We are going to basically pavement and repave it. That's the extent of the work anywhere near the vicinity of the wetland boundaries or setbacks.

(End of Tape #1, Side B)

(Beginning of Tape #2, Side A)

We are actually going to be reducing the pavement a little bit along the south side of the building. We are going to eliminate the parallel parking spaces along the south side of the building.

Discussion of whether there were vernal pools in the area.

Mr. Lavallee said this is just for information tonight with no action necessary.

Miscellaneous Items

Mr. Lavallee quickly commented on the community gardens. It is getting feet under it for the Goat Island site. Through the open space committee, we are trying to establish a second community garden area. The first one is on East Street. This new one will be a little more publicized. A lottery to gain access to the raised beds - probably 20 to 30 beds, depending on the layout. There has been a lot of background support at this point. We're moving forward with it.

The Chair brought up something in the package which was for April 2nd. Mr. Lavallee said he did it last year. It's down at the beach, little plugs, we planted thousands of plugs. He would send the information out to the commission members.

10. Adjournment

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

(Whereupon, the meeting was adjourned at 8:11 o'clock, p.m.)