

SOUTHINGTON INLAND WETLANDS AGENCY
 Regular Meeting
 Thursday, March 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, March 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, Ted Cabata, John DeMello, Sr. & 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
 Chris Borowy, Commissioner

The Chair seated Alternate Commissioner Post for Mr. Conroy and Alternate Commissioner Camp for Mr. Borowy 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 - February 3, 2011

Mr. Post noted a change to the Minutes he would like made. On Page 4, the first paragraph, where it says: Mr. Post asked about contaminated soil. I think something should be mentioned in there that they include a plan to basically assess any excavated material which they remove from the ground.

With that change, Mr. Sullivan made a motion to approve the Minutes of February 3, 2011. Mr. Palmieri seconded. Motion passed on a majority voice vote with Mr. DeMello abstaining.

Special Meeting - February 24, 2011

Mr. Palmieri made a motion to approve the Special Meeting Minutes of Thursday, February 24, 2011. Mr. DeMello seconded. Motion passed unanimously on a voice vote.

5. Treasurer's Report

Mr. Cabata gave the Treasurer's Report year to date. Mr. Sullivan 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.

None this evening.

7. Inland Wetland/Floodplain Filling Applications:

A. Information/Action - 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 application. He noted the owner/applicant Dennis Repoli is here as well as the architect, Philip Veilleux.

He reviewed the facts of the application as presented at the last meeting. He then went over the discussion at the site walk and the plans that they are proposing to modify.

He then reviewed the application. We are proposing 3 office buildings and parking facilities with a curb cut located at the southerly side of the property. We have underground drainage systems with level spreader discharges (indicated). And, an oil/water separator as part of the system. We have a proposed retaining wall that runs along the street line of the property and we have a landscaping plan that goes along with our set of documents and erosion and sedimentation control.

During the site walk, there was a lot of different discussion as to the locations of the buildings and the drainage facilities and other possible options for the site.

We did take a look at other options for the site and that we really think from an alternative standpoint that this was a pretty good alternative. I wanted to show the commission a worst case scenario and what our revisions are to this plan.

After speaking with Mr. Lavallee, I did find a map for an approval of this site in 1987 for a retail building. (Showed plan) He explained it never did go to the PZC. He also showed a plan from 1985 and explained that plan.

He showed a more aggressive plan that might be proposed today. Explained. His intent was to have the commission have an idea of what the proposal could have looked like if we had a developer that wanted to biggest footprint he could on the site. But that is not our intention.

Discussion.

We think that the plan before you is the best plan. He then showed the current plan and explained the building had been flipped to get this little bump out over into the side, rotated it a little bit and slid it forward in order to get this corner as far away from the river as possible. (Indicated)

We have slid this building forward (indicated) and made a minor adjustment to this building (indicated) but grading around the parking lot prevents us from moving it too much further forward.

We have taken this level spreader (indicated) and we've eliminated it and combined it in this location (indicated). We've reduced the limits of clearing at this location. We have a very minor impact to the clearing limits and then we hold the existing limit lines up to this point (indicating) and then we have a little clearing at this point of the building and around the level spreader. We've tried to bring everything forward.

We've also brought the buildings and our work to the top of the bank. Wherever the bank starts to roll is where the limit of our proposed construction will be instead of farther down the hill.

We've made some modifications to the entrance. We're proposing now two in/out locations at the northerly side of the property and at the suggestion of our traffic engineer; we just have a one way exit/entrance located on the southerly side of the property. That may be subject to change by the DOT.

We are proposing to develop area that was previously pavement. We don't anticipate a lot of clearing of trees and we don't propose to

remove a lot of material around the backside of the building. The buildings are designed to work with the grade as they are proposed and as they exist today.

Showed a rendering of the three buildings and explained.

We've made revisions to the plan based on staff comments. There are drafting things he asked us to add. There was combining level spreaders which we did. Staked straw bales for erosion control are proposed. We are providing a four foot sump in manhole #1 to help protect the wetland areas and watercourse.

There are two existing swales behind this building here (indicating) and the suggestion was to proposed some rip rap there to prevent erosion and that was incorporated into the plan, as well.

He spoke about the debris on the property that will be cleaned up. The applicant has agreed to clean up the site and keep it clean. We plan to have a first rate site.

Mr. Giudice said he would answer questions.

The commissioners asked various questions about the proposed project which were answered by Mr. Giudice and discussed by the parties.

As a result of all the discussion, the following stipulations to approval were:

1. Any significant changes to the plan required as a result of the DEP comments shall warrant another review by this commission.
2. Dumpster shall be relocated behind Building #2.
3. Inspection of soil disturbed as part of the project shall be performed by a qualified environment professional (LEP) and certified to state that no hazardous materials are present and shall be submitted to the IW Agency.
4. Limits of plan shall be restricted to the areas depicted on the most recent plans.

Mr. Palmieri made a motion to approve IW#1185 with the aforementioned stipulations. Mr. Post seconded. Motion passed 7 to 0 on a roll call vote.

B. Information/Action - IW #1186/FF #225 Borghesi Building & Engineering Co., Inc/Town of Southington seeking to disturb the upland review area for drainage improvements associated with the reuse of North Center School. Property located at 196 North Main Street.

John Phillips, Professional Engineer with Borghesi Building & Engineering Co. presented the application.

He noted last month he discussed the possibility of installing an outlet system to the existing drainage system pending a finding by the town as to whether or not an outlet did or did not exist. The town did clean the system and determined that there is no outlet to the drainage system. Right now it ends in a dry well system that is located near the southwest corner of the building.

What we are proposing to do is provide a positive outlet from the system via picking up a pipe, an overflow pipe, from the dry well, going to a manhole and then crossing the bike path and outletting just outside of the wetland area. The pipe will outlet at grade. We will have a rip rap plunge pool at the outlet of that pipe. There'll be no additional grading or filling in that area. We'd just be crossing the bike path with the pipe, connecting it into a manhole and then back into the existing dry well system.

We'll have silt fence during construction between the rip rap and the wetland area. And, it would remain in place until all disturbed areas are revegetated. It should be a couple day process to install the pipe and the rip rap - very minor amount of work.

Discussion of disrupting the trail. The plan is to saw cut and patch the trail. Very shallow pipe there.

Discussion of the floodplain excavation. It's about 400 sf at the most.

The detention basin is designed for the 2-100 year storm is as the standard procedure. The outlet protection is only designed for a 25 year in accordance with the DEP regulations.

There is a slight reduction in the flows from this site as a result of the construction discussed the project engineer.

The parking lot in the front of the building has stone filter strips around the perimeter prior to entering the detention basin. Those will filter in infiltration of storm water. There will be some infiltration there.

We've cleaned out the existing dry well on the site and that'll obviously be doing some recharging. It's a pretty good sized dry well. There is infiltration that will take place as a result of this project.

The limits of the wetland were discussed.

(End of Tape #1, Side A)

(Beginning of Tape #1, Side B)

The work would be done late spring or early summer. It shouldn't take more than 2 to 3 days to do the work.

Discussion.

The Chair asked about rerouting pedestrians on the trail. The project engineer said they could be routed around one side while they were working on the other side. At the end of each day it will be in a condition where it would be safe for pedestrians to pass thru.

The Chair suggested some notification signage for the pedestrians so they are aware of it.

The treatment train was discussed.

Mr. Cabata made a motion to approve IW#1186 which was seconded by Mr. Sullivan. Motion passed 7 to 0 on a roll call vote.

Mr. Palmieri made a motion to send a favorable recommendation on FF #225. Mr. Cabata seconded. Motion passed 7 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.

Arthur Cyr, 103 Berlin Avenue. I wanted to get this in before you voted on the last item. Phase II of the Trail is having a Grand Opening on Saturday, June 4th. I would venture to say that on the weekend of June 3, 4 and 5 there's going to be thousands of people on the Trail.

If Borghesi, if they could get this cut done and repaired before the 1st week in June, it would be a great improvement. The current Governor and the former Governor are going to be here in town. There's going to be a lot of things going on.

Mr. Lavallee said he would advise the PZC of the suggestion.

If you have anything else come before you that is between Curtis Street and Meriden Waterbury Road, you'll know this when there is going to be a lot of activity on Rails to Trails this year.

9. Conservation Issues/Unfinished business/Miscellaneous

Mr. Lavallee brought up the link the Chair sent regarding invasive plant replacement. Maybe we could tie it into Arbor Day.

Discussion.

Mr. Post suggested an informative pamphlet for homeowners so they don't plant bamboo and stuff like that.

Mr. Lavallee said it could be tied into the community gardens, as well.

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

(Whereupon, the meeting was adjourned at 8:00 o'clock, p.m.)