

SOUTHINGTON INLAND WETLANDS AGENCY
 Public Hearing & Regular Meeting
 Thursday, May 6, 2010
 7:00 pm - Town Hall Council Chambers
 75 Main Street, Southington, Connecticut

MINUTES

The Southington Inland Wetlands Agency held a public hearing & regular meeting on Thursday, May 6, 2010. Chairperson Theresa Albanese called the meeting to order at 7:00 o'clock, p.m.

The following Councilpersons were present, viz:

James Sullivan, Ted Cabata, Kevin Conroy and John DeMello

Alternates:

William Camp & Richard Post

Ex-officio members present were as follows, viz:

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

Absent: Christopher Borowy and Dennis Palmieri, Commissioners

The Chair seated William Camp for Christopher Borowy and Richard Post for Dennis Palmieri. A quorum was determined.

THERESA ALBANESE, Chair, presiding:

Continued Public Hearing Items:

A. Map Amendment MA #135 - Application of Central CT Contracting seeking to amend the Southington Inland Wetlands Maps to include the findings of Soil Scientist Cynthia Rabinowitz, property located at the end of Smoron Drive, Maps 156, 144 and Parcels 006 and 001.

Stephen Giudice, presented the application. We had quite a few continuances of this public hearing. Our proposal again is to revise the wetland mapping of the Town of Southington. Cynthia Rabinowitz flagged the wetlands and we did locate them by accurate survey.

In some areas we reduced the size of the wetland and in other areas we increased the size of the wetland. Explained.

We did have another site walk and pretty much looked at the Smoron Drive area. We have discussion about the issue of whether these two ponds are vernal pools or not. The conclusion was that the easterly pond was not a vernal pool and the westerly pond was not a vernal pool, however, there was a small area next to it that could be vernal in nature. Explained.

Those speaking in favor of the application:

(No response)

Those speaking against the application:

(No response)

Hearing for further comment the Chair closed the public hearing.

Adjournment - Mr. Sullivan made a motion to adjourn the public hearing which was seconded by Mr. DeMello. Motion passed 7 to 0 on a roll call vote.

(Whereupon, the public hearing portion of the meeting was adjourned at 7:05 o'clock, p.m.)

REGULAR MEETING

Approval of Minutes - Regular Meeting of April 1st, 2010

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

- Special Meeting of April 15th, 2010

Mr. Post suggested that in the future it might be good to put the people who are at the meeting as well as the ones who are not there.

Mr. Sullivan made a motion to approve as written. Mr. Post seconded. Motion passed on a majority voice vote with Mr. DeMello and Mr. Cabata abstaining.

Treasurer's Report

Mr. Cabata gave the Treasurer's Report to-date. Mr. Post made a motion to approve as read. Mr. Sullivan 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. Map Amendment MA #135 - Application of Central CT Contracting seeking to amend the Southington Inland Wetlands Maps to include the findings of Soil Scientist Cynthia Rabinowitz, property located at the end of Smoron Drive, Maps 156, 144 and Parcels 006 and 001.

Mr. Lavallee suggested as a matter of form, if you want to have that located on the map, that small depression?
Discussion.

Mr. Sullivan made a motion to approve MA #135 with the addition of the location of the smaller depression as discussed. Mr. Camp seconded. Motion passed 7 to 0 on a roll call vote.

Inland Wetland/Floodplain Filling Applications:

A. Information/Action - KW #1170 - Application of Central CT Contracting seeking to disturb wetlands and u.r.a. in association with the construction of a sports complex and associated improvements, property located at the end of Smoron Drive.

Stephen Giudice, Harry Cole & Son representing the applicant. Reviewed some of the changes that were made to the plans since the last meeting. And, just rehash a couple of changes that I talked about previously, as well.

The question of the vernal pools came up and should we move the road to the north or leave it with the impact. We ended up moving the roadway. We submitted this as an alternate previously. But we did incorporate that change in the final design. Our initial wetland impact has been avoided by relocating the roadway slightly to the north.

The other change that we made, we made some modifications to our outlet at this detention basin (indicating). We had at the manhole; we added some riprap at the embankment at this location (indicating).

During the process, Smoron Drive really kind of became the major issue as to widening and putting in the sewer line. Another plan that we have included at the previous meeting was a plan to improve Smoron Drive. We had submitted another alternate with the sewer line at this location (indicating.) That alternate has been removed from the set at this time.

From the site walk and feedback, we felt this was the best solution to make improvements on Smoron Drive. The engineering department requested Smoron Drive be widened to 30 feet. We really wanted to do 24 feet. We were able to settle on 26 feet.

In order to keep our disturbance under that threshold of 5,000 square feet, we were able to shorten up some of the shoulder widths as the Town Engineer compromised a little bit in those areas.

As part of the remediation for that impact was a suggestion by Mr. Lavallee to do plantings around those two ponds and these field areas. Cynthia did a plan for us and we incorporated it into the set. We also propose to do some wetland mix along the Smoron Drive impact. Some additional shrubbery.

Discussion.

If you have any questions, we'll answer them.

Discussion of the design of Smoron Drive. It is designed to be constructed a town road and at some point we'd like to subdivide this. And, we would then turn this over to the town as a town roadway.

Mr. Giudice brought up discussion about different locations for the outlet of this detention basin (indicating) and we made modifications to this basin moving it outside of the upland review area. Dave was concerned about the discharge at this point and we talked about installing a level spreader. That is not part of the plans but we have agreed to do that --- an easy change.

Discussion.

The floodplain issue on the very corner of the road, I'm not sure how technical it needs to be, but is that outfall and the riprap below the floodplain elevation? Mr. Giudice indicated it was below the floodplain elevation. Can it be moved back just a little bit? Mr. Giudice said they would try. It is a very, very little, probably 20 square feet.

Discussion.

Mr. Lavallee also stated that the location of the vernal pools should be on the revised plan for this with the upland review area associated with it.

Staging and phasing of the project was discussed.

Mr. Conroy made a motion to approve IW #1170 with the stipulations noted by the Assistant Town Planner. Mr. Camp seconded.

Stipulations:

1. Revised plans should show the vernal pool and the upland review area associated with it.
2. A level spreader be added after the outfall at basin #2 and field verify the location of the riprap to avoid disturbance in the floodplain.
3. Remove all inorganic material from the upland review areas.

Motion passed 6 to 1 on a voice vote with Mr. DeMello opposed.

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

A. Extension Request - IW #992, 3-lot subdivision Meriden Avenue, Savage Street

Mr. Lavallee advised this was an older subdivision. One of the houses is up and there are still two to be built. They just want an extension for five years. Staff is okay with it.

Mr. Sullivan made a motion to grant a five year extension for IW 992. Mr. Conroy seconded. Motion passed unanimously on a voice vote.

B. Enforcement Issues

- Monarch Drive: Two houses extended their lawns into the upland review area. One didn't really encroach further into it, but they went up within it and some fill in a wall. I've been in contact with both and they seem at this point willing to resolve the issues. We can do a site walk and take a look. They are two houses away from each other.

Site walk set for May 13, 2010.

- Prospect Street Field: We did make a ruling on an agricultural exemption out there for a roadway for a farm road. He needs to do a little work to get that back to where we wanted it as far as the exemption status.

Discussion.

He will try to get further into compliance than he is now. We will request restoration.

C. Pacer Lane Revision: The developer came in and requested that a couple of lots be changed around. The representative is here to point those out.

Sev Bovino, Planner with Kratzert, Jones & Associates presented the application. This project was approved in 2007. It's the end of the existing Pacer Lane. There's a cul de sac here (indicating) and a cul de sac on the southerly side. It's coming off of Frost Street and Alpine Drive.

This is a map showing the approved plans. Explained you will notice that some of the lots were very close to the buffer line. Since then the sanitary sewer has been installed on this property.

Thereby, we are allowed to go under open space regulations and our plan will be to come in with an open space subdivision.

We propose to eliminate that rear lot (indicating) and tie into the sewer system. There is no change to the crossing. Instead of it being an arch, it's going to a C-shape culvert.

In regard to the proximity of the homes to the wetlands, actually these homes (indicating) we were able to move them away from the buffer a little bit more than what we have over there because of the sewer line. We don't have to deal with septic systems along the front. Some of these will be moved forward a little bit more.

We are able now to give the town a 3.3 additional acres in open space. (Indicated) It is mostly dry and there is only a little bit of wetlands on the northwest corner. This is about 2.7 acres of land. And, there is additional acreage here (indicating) that we can give for open space. It is connected to the rest of the open space that's all around this area.

We will be submitting to the town for an open space subdivision.

A revised application will be coming, noted Mr. Lavallee. There are concerns about one of the lots being quite a bit closer to the outfall. The developer said that he could try and move some of the lots around to get a better separation there.

Discussion of the lot.

Discussion of the crossing.

D. Conservation Issue

Mr. Lavallee notified the commission there may be an application coming in for the Farmstead Road Sewer Interceptor. They want to do some borings out there. They are not in the wetlands. They are in the upland review area. There will be quite a bit less impact than going through the wetlands. I will be out there to watch the borings.

ARBOR DAY: In conjunction with Touch-A-Truck on May 15th, 2010. It's 10:00 am.

- 74 Summer Street: There is a site walk scheduled with myself, the Town Planner and the Assistant Town Engineer regarding a complaint from one neighbor about another neighbor who took some fill, with permission, and put it on his property as restoration for something outside the upland review area. But the fill that he was allowed to take was within the upland review area and was ordered to be taken out any ways. From our standpoint we should be concerned

about the removal of the material and not where it went. We are sure it is going to be stabilized. The site is under an earth excavation permit application right now. It has yet to be scheduled, but part of that application involves restoration of the area in question.

Attorney Martocchio requested an executive session at this time to report back on an inquiry that was made back in March.

Mr. Conroy made a motion to adjourn into executive session excluding the press and public to discuss inquiry response. Mr. Sullivan seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned to executive session at 7:45 o'clock, p.m.)

EXECUTIVE SESSION

The Southington Conservation Commission entered executive session immediately following its meeting with the following in attendance in order to discuss a previous inquiry request.

The following Councilpersons were present, viz:

James Sullivan, Ted Cabata, Kevin Conroy, John DeMello and Theresa Albanese, Chair

Alternates:

William Camp & Richard Post

Ex-officio members present were as follows, viz:

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

Absent: Christopher Borowy and Dennis Palmieri, Commissioners

No motions were made or votes taken during executive session.

Mr. Conroy made a motion to adjourn from executive session. Mr. Cabata seconded. Motion passed unanimously.

(Executive session was adjourned at 8:00 o'clock, p.m.)

REGULAR SESSION

Mr. DeMello made a motion to adjourn the Conservation Commission meeting which was seconded by Mr. Sullivan. Motion passed unanimously.

(Meeting was adjourned at 8:01 o'clock, p.m.)

David J. Lavalley
Acting Secretary

Adjournment