

Southington Inland Wetlands and Watercourses Agency
Special On Site Meeting
Thursday, June 18th, 2009 5:30 PM
Minutes

The Southington Inland Wetlands Agency held a Special On Site Meeting on Thursday, June 18th, 2009 to view two Inland Wetland Applications (IW & FF). All regular Commission members were present with the exception of Mr. Barry and Mr. DeMello. Alt. Commissioner Camp was seated for Commissioner Barry; Alt. Commissioner Hulick was seated for Commissioner DeMello. Also present was David Lavallee; Environmental Planner.

The meeting was called to order at 5:30 PM. A quorum was determined. The first site visited was 148 Center Street, FF #216- Landmark Properties. The application was presented by Steve Giudice and Jim Braim from H. Cole Surveying and Soil Scientist David Lord. The plan was layed out and showed where the floodplain line is and where the new building and floodplain excavation are proposed. Mr. Lord led the members to the rear of the property where the lowest point of the floodplain is on the parcel. Soil borings showed historic fill and no signs of wetland soil characteristics. The Commissioners noted that the dumpster should be moved out of the floodplain and that additional plantings should be provided along the top of slope adjacent to the excavation. Commissioner Cabata mad a motion to send a favorable recommendation to the PZC with the aforementioned comments, Commissioner Borowy seconded with all in favor upon a roll call vote.

The second site visited was 745 Berlin Street- IW #1160. The applicant's Agent, Mr. Calandra, was present along with David Lord, Soil Scientist. Commissioner Conroy arrived at this time. The proposal is to fill wetlands in order to grade around a new home and to extend a flared end pipe that drains a catch basin on Berlin Street. An alternative plan was mentioned, however it was not reasonable given increased filling. Another alternative that could be explored would have a front load garage, as opposed to a side load as proposed. The front load garage would pull the structure away from the wetlands possibly eliminating the need for any fill in the wetland. Mr. Lord performed some soil auguring to support his delineation. Mr. Lord mentioned that a distinct edge of fill could be achieved by placing boulders and plantings along the toe of slope. A motion to table the item was made by Commissioner Borowy and seconded by Commissioner Camp with all in favor upon a vote.

The final item on the agenda was an informal discussion of a revised BJ's site plan. The new plan shows all grading at least 150' from the vernal pools. Some grading would be proposed within the 50' upland review area on the northeast portion of the site for a swale. A stormwater wetland was proposed on the former pad site to the east of the site access. New oil/water separators and sumps are proposed to address drainage from the gas station pad. The outstanding issue has to do with the location of the power lines adjacent to the treeline on the western portion of the site. Activity from maintenance and

general brush clearing will affect this upland area, an area where the Commission would like to see mitigation plantings allowed to grow. The other item associated with the site is an Earth Excavation Plan that was approved by the PZC. Phase 1 of this plan is at least 300' from the vernal pools. Phase 2 will require wetland approval, however.

A motion to adjourn the meeting was made by Commissioner Sullivan and seconded by Commissioner Cabata with all in favor. The meeting adjourned at 6:20 PM.