

SOUTHINGTON INLAND WETLANDS PUBLIC HEARING
 Thursday, July 7, 2011
 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, July 7, 2011. Chairperson Theresa Albanese called the public hearing portion of the meeting to order at 7:00 o'clock, p.m.

The following Councilpersons were present, viz:

James Sullivan, Ted Cabata and John DeMello

Ex-officio members present were as follows, viz:
 David Lavallee, Assistant Town Planner

Absent: Christopher Borowy, Dennis Palmieri, and William Camp
 Commissioners

Richard Post, Alternate Commissioner
 Louis Martocchio, Ass't Town Attorney

A quorum was determined.

THERESA ALBANESE, Chair, presiding:

PUBLIC HEARING ITEMS:

A. Map Amendment #136, Application of Et al Properties, LLC seeking to amend the IW Map of the Town of Southington to reflect the findings of Soil Scientist David Lord for property located at 474 Mill Street, Southington, CT, Map 109 Parcel 209

Stephen Giudice of Harry Cole & Son, 876 South Main Street, Plantsville, represented the application. The subject of this public hearing is 474 Mill Street. Our property is a 1.7 acre parcel with frontage of Mill Street with a small piece of frontage of John Street. In the wetland report there is a small copy of the Assessor's Map that outlines the property and the area that was designated by David Lord as nonwetland soils.

We actually have three parcels in very close proximity as part of our public hearings tonight. The future of these properties is development and as we moved forward with development options, we came across the fact that the wetland mapping did indicate wetlands and when Mr. Lord went out to the site he did not find any wetland soils.

This area has been the subject of other map amendments for other applications and when you do the site walk you'll get an idea of the property and how it's been developed.

David Lord will be at the site walk to answer any questions that you have.

I'll answer any questions you have now.

Those speaking in favor of this application:

No response.

Those speaking in opposition to this application:

No response.

B. Map Amendment #137, Application of Et Al Properties, LLC seeking to amend the IW Map of the Town of Southington to reflect the findings of Soil Scientist David Lord for property located at Parcel 91 James Street, Southington, CT Map 98 Parcel 91

Stephen Giudice represented the application. This is a .5 acre parcel which is an existing lot of record located at the end of James Avenue. This is in close proximity to the previous public hearing. Most parcels around this property have been developed with homes on them. This is the last piece on James that has not been developed. There is access by private driveway from James Avenue.

When we do go to the site walks, we will park at the location of the third public hearing and we can easily walk through the properties with one stop.

Any questions, I will be more than happy to answer them. Mr. Lord included with his report a copy of the Assessor's Map and the town wetland mapping with the area of the parcel and the area of the wetlands we did not find on site.

Those speaking in favor of the application:

No response.

Those speaking in opposition to the application:

No response.

C. Map Amendment #138, Application of LePage Homes, LLC seeking to amend the IW Map of the Town of Southington to reflect the findings of Soil Scientist David Lord for property located at 500 and 514 Mill Street, Southington, CT Map 109 Parcels 210 and 211.

Stephen Giudice represented the application on behalf of LePage Homes, Inc. This is actually two parcels and there are two existing homes located on this property. And, 500 is a 3.45 acre parcel 514 is .94 acre parcel.

These properties about the previous public hearing properties. We had the same soil types on site.

I would suggest when we do visit the site maybe 500 or 514 Mill Street would be best the location to gather to walk the property.

Those speaking in favor of the application:

No response.

Those speaking against the application:

No response.

The Chair indicated the public hearings would be continued and site walks would be assigned.

Adjournment - Mr. Sullivan made a motion to close the public hearing portion of the meeting which was seconded by Mr. DeMello. Motion passed unanimously on a voice vote.

(Whereupon, the public hearing portion of the meeting was adjourned at 7:06 o'clock, p.m.)

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The following Councilpersons were present, viz:

James Sullivan, Ted Cabata and John DeMello

Ex-officio members present were as follows, viz:

David Lavallee, Assistant Town Planner

Absent: Christopher Borowy, Dennis Palmieri, and William Camp
Commissioners

Richard Post, Alternate Commissioner
Louis Martocchio, Ass't Town Attorney

A quorum was determined.

Everyone stood and recited the Pledge of Allegiance to the American Flag.

THERESA ALBANESE, Chair, presiding:

4. Election of Officers

The Chair nominated Ted Cabata and John DeMello to be on the Nominating Committee and they accepted and were accepted by consensus.

Mr. DeMello made a motion to table the Election of Officers. Mr. Sullivan seconded. Motion passed unanimously on a voice vote.

5. Treasurer's Report

Mr. Cabata reviewed the Treasurer's Report to date. Mr. DeMello made a motion to approve the Treasurer's Report as read. Mr. Sullivan seconded. Motion passed unanimously on a voice vote.

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

No response.

7. ITEMS FROM THE PUBLIC HEARING:

A. Map Amendment #136, Application of Et Al Properties, LLC seeking to amend the IW Map of the Town of Southington to reflect the findings of Soil Scientist David Lord for property located at 474 Mill Street, Southington, CT, Map 109 Parcel 209

Mr. Cabata made a motion to table MA #136. Mr. Sullivan seconded. Motion passed unanimously on a voice vote.

Site walk set for July 14, 2011

B. Map Amendment #137, Application of Et Al Properties, LLC seeking to amend the IW Map of the Town of Southington to reflect the findings of Soil Scientist David Lord for property located at Parcel 91 James Street, Southington, CT Map 98 Parcel 91

Mr. Sullivan made a motion to table MA #137. Mr. Cabata seconded. Motion passed unanimously on a voice vote.

Site walk set for July 14, 2011

C. Map Amendment #138, Application of LePage Homes, LLC seeking to amend the IW Map of the Town of Southington to reflect the findings of Soil Scientist David Lord for property located at 500 and 514 Mill Street, Southington, CT Map 109 Parcels 210 and 211.

Mr. DeMello made a motion to table MA #138. Mr. Cabata seconded. Motion passed unanimously on a voice vote.

Site walk set for July 14, 2011

8. INLAND/WETLAND APPLICATIONS

a. Information/Action: IW 1191 - Application of Edward J. Delahunty, Jr., seeking to install a perimeter drain, reconstruct failed septic system and regrade/pave parking area and adjacent disturbed area within wetland/upland review area at 1231 Marion Avenue.

George Cotter, Highland Avenue, Cheshire, CT. Also part of the OCC Group. We will be filing a map amendment for this. We have not filed it as of yet.

This is on Marion Avenue right behind the Post Office. It's a .63 tenths of an acre parcel. It has been used as a convenience and a deli for a number of years. It is now vacant.

The owner purchased the property and he found that the septic system is noncompliant. It is below the water table.

In order to construct a new septic system, it's not on your map as a wetland, but in reviewing the parcel we had a soil scientist from Soil Science Environmental Services go out and flag it.

This parcel has been changed from its original layout. It had probably 12 or more feet of sand and the property was mined for the and down to the point in the rear of the property and that the water table in the springtime is right basically at grade.

There are no significant wetland type soils on the site. It's just we have a high water table.

The septic system was located to the rear which is almost into the wetlands. It was an illegally constructed septic system. It's a nonfunctioning system. We are looking to place the system to the right of the building. I've done tests with the health department and we're proposing the system in the area shown to the right (indicated).

The property was disturbed and the applicant was not aware that the rear portion of the property was wetlands. We would like to construct an under drain along the tow of slope to intercept the groundwater that flows from the rear of the property to the front of the property so there will be no burden on the system we will construct at the site.

The proposed use would be a convenience store/coffee shop. A little less intrusive use than the original use out there as a deli.

We want to restore the back area but we want to make sure that the groundwater that comes out is not going to affect the septic system.

Discussion of the high water table condition.

Mr. Sullivan made a motion to table which was seconded by Mr. Cabata. Motion passed 4 to 0 on a roll call vote.

Site walk set for July 14, 2011.

9. COMMUNICATIONS

A. Reports from Public, Press and Ex-Officio members regarding items other than those scheduled for action.

No response.

10. CONSERVATION ISSUES/UNFINISHED BUSINESS/MISCELLANEOUS

Discussion of the West Side Sewer Interceptor

Mr. Lavallee reported that the Town Engineer is working on responses to questions that the Commission posed last time. They're just not ready as of yet. The responses will either be in report form or a letter form.

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

(Whereupon, the meeting was adjourned at 7:30 o'clock, p.m.)