

TOWN OF SOUTHINGTON
Conservation Commission
Inland Wetland & Watercourses Agency

75 MAIN STREET, SOUTHINGTON, CT 06489

T. Albanese, Chairman
J. Sullivan, Vice Chairman
C. Borowy, Secretary
T. Cabata, Treasurer
K. Conroy, P.E.
J. DeMello, Sr.
A. Hulick
W. Camp, Alternate
R. Post, Alternate

SOUTHINGTON INLAND WETLANDS AGENCY
Special On-Site Meeting Minutes
Wednesday, August 17th, 2010
5:00 p.m.

The Southington Inland Wetlands and Watercourses Agency held a Special On Site Meeting on August 17th, 2010 to view Inland Wetland Applications IW #1176 and IW #1178/FF #223. Members in attendance were Chair Albanese, Vice Chair Sullivan, Commissioner Conroy, Commissioner Palmieri, Commissioner Borowy and Alternate Commissioner Camp. Cmmsr. Camp was seated for Cmmsr. Cabata. A quorum was achieved at 5:00 p.m. Also present was David Lavallee, Environmental Planner and Town Councilman John Dobbins.

The first site visited was 201 Lazy Lane- IW #1176; application of Carpenter Realty seeking to subdivide property into 8 lots and construct a road with stormwater facilities. Presenting the application were George Carpenter, President of Carpenter Realty, Steve Giudice and Jim Braim from H. Cole and Sons Surveying and Engineering and Soil Scientist David Lord. The layout of the subdivision was presented including the description of limits of work as they relate to the existing treeline on site. The restoration that was required as a result of an Army Corps. violation was discussed and reviewed; the areas are in their second year of growth of a 5 year monitoring program. A discussion of the historic trolley bed was held; a question of contacting the State Historic Preservation Office arose with the applicant stating that previous contact had been made via the Army Corps. permit. The wetland directly to the east of the proposed cul-de-sac was assessed for vernal pool characteristics by Mr. Lord. Mr. Lord stated that no vernal pool indicators were present and when standing water is present it is fully occluded by algae. The area of floodplain storage was viewed with a discussion on treatment occurring. Mr. Conroy pointed out the value of keeping portions of the upland review area undisturbed to act as a buffer to wetlands. The crossing to access Lot 5 was viewed along with the conceptual building and parking layout. The building is not representative of what would be built on the lot as the prospective user backed out; the new user would need only a 10k s.f. building and less parking. Mr. Conroy asked for a more likely scenario for the layout than what was previously depicted. The option to donate the parcel to the Nature Conservancy was explored as was the use of conservation easements over unused portions of the entire site. Revisions to the plan will be made and submitted by the next meeting. A motion to table the item was made by Commissioner Borowy and seconded by Commissioner Palmieri with all in favor.

The second visit was to property located off of High Tower Road; IW #1178/FF#223; request of the Town of Southington seeking to install 1120' of sanitary sewer requiring the filling of wetlands and floodplain. Anthony Tranquillo was on site to present the project to the Commission. The route of the sewer was walked and the areas of wetland impact were pointed out. The limits of the easement will be clearly marked in the field and orange construction fencing will delineate the areas of wetland crossing. Alternate routes were discussed and were heretofore discounted due to unreasonable depth of excavation and difficult easement acquisition. The existing pipe crossing the Quinnipiac River that is proposed to be removed was seen. The removal of the pipe and its fill berm will provide a significant floodplain mitigation area. The excavated area should be replanted with native shrubs and select tree species to discourage dumping adjacent to the river. Revised plans will be submitted. A motion to table the item was made by Commissioner Palmieri and seconded by Commissioner Sullivan with all in favor.

The Welch Road water line installation was discussed, specifically the request to sleeve the existing pipes to avoid encountering streamflow if the old pipes were to rupture. This option was previously approved by the Commission.

The meeting adjourned at 6:45 p.m. upon a motion by Commissioner Palmieri and Commissioner Sullivan with all in favor.