

SOUTHINGTON INLAND WETLANDS PUBLIC HEARING
Thursday, August 4, 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, August 4, 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, Christopher Borowy, Ted Cabata, John DeMello
Dennis Palmieri & William Camp.

Alternate: Richard Post

Ex-officio members present were as follows, viz:

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

A quorum was determined.

THERESA ALBANESE, Chair, presiding:

PUBLIC HEARING ITEMS:

A. Map Amendment #139 - Application of George Cotter seeking to amend the IW Map of the Town of Southington to reflect the findings of Soil Scientists Scott and Kenneth Stevens for property located at 1231 Marion Avenue.

The Ass't Town Planner advised the Army Corp was asked to look at this and the tentative date is scheduled for August 10th in the morning for a site visit. It is not set in stone, yet. We will hear back from them and confirm that.

George Cotter, CW International, 2091 Highland Avenue. With me is Tom Petros, Soil Scientist from Soil Science and Environmental Services.

This map amendment is for an area of property on 1231 Marion Avenue. The town map showed no wetlands. In reviewing the site with the owner, I called the soil scientist to come out and review and they

had flagged the Connecticut Wetland and the Federal Wetland. There's roughly 10,700 sf of the wetland and about 2300 sf of federal wetland.

Tom Petros, professional wetland soil scientist from Soil Science and Environmental Service in Cheshire. I work with Ken and Scott Stevens and their office. I went out on two occasions and reviewed the soil and vegetation on the site as well as the wetland boundary.

The site is artificially created with a cut into the hillside that exposed groundwater seep causing this area to be wet in the very early spring. Then it dries out. The soils are pretty sandy.

As you go easterly toward Marion Avenue, the water table drops and you go into a well drained soil fairly quickly at almost the same elevation.

The wetland boundary was done in the spring during an extremely wet time. It is a conservative wetland boundary that is being presented.

Part of the rationale for identifying the wetlands at the time was the water table was so high it included areas where the soil features were not strongly expressed but there was high water conditions and that was included within the wetland boundary.

Thank you.

(Those speaking in favor of the map amendment)

No response.

(Those speaking in opposition to the map amendment)

Jim Emerson, 1218 Marion Avenue. Right across the street. My concern is not about what is being resurrected across the street at 1231. My concern is the groundwater coming from the lot before the trees were cut down.

I understand the surface water is collected at the catch basins at the side of the street. I've lived at this address for 40 years and every spring I get water in my basement. I've been dealing with that problem.

I've introduced myself to the owner of the property, the health board and the engineer for the septic system and it seems I'm talking to deaf ears. Everyone says if something happens, the town will take care of it, i.e.: sewage in my basement from the leech fields.

I'd like to have it on record that I've expressed my concern.

Thank you.

Gene McDowell. I live across the street at 1226 Marion Avenue. I've never had water in my basement until this year when he cut all the trees down and I had to put a sump pump in. I'm still getting water. I just wanted to bring the concern to you.

Discussion.

Discussion of the water table in the area.

Mr. Palmieri made a motion to table MA#139. Mr. Borowy seconded. Motion passed 7 to 0 on a roll call vote.

(Public hearing adjourned at 7:10 o'clock, p.m.)

REGULAR MEETING

The Southington Inland Wetlands Agency held a regular meeting on Thursday, July 7, 2011. Chairperson Theresa Albanese called the public hearing portion of the meeting to order at 7:10 o'clock, p.m.

The following Councilpersons were present, viz:

James Sullivan, Christopher Borowy, Ted Cabata, John DeMello
Dennis Palmieri & William Camp.

Alternate: Richard Post

Ex-officio members present were as follows, viz:

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

A quorum was determined.

THERESA ALBANESE, Chair, presiding:

4. Election of Officers

Mr. Palmieri made a motion to table to the next meeting. Mr. Sullivan seconded. Motion passed unanimously on a voice vote.

5. Treasurer's Report

Mr. Cabata gave the treasurer's report to-date. Mr. Sullivan made a motion to approve the report as given. Mr. Palmieri seconded. Motion passed unanimously on a voice vote.

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

(No response.)

7. Items from the Public Hearing:

A. Map Amendment #139 - Application of George Cotter seeking to amend the IW Map of the Town of Southington to reflect the findings

of Soil Scientists Scott and Kenneth Stevens for property located at 1231 Marion Avenue.

Mr. Palmieri made a motion to table MA#139. Mr. Cabata seconded. Motion passed 7 to 0 on a roll call vote.

8. Inland Wetland/Floodplain Filling 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.

Mr. Lavallee advised there was a revision to the plan and I want the engineer to speak to that for a minute.

George Cotter explained he handed in a revised map today and he also handed in the soil report prepared by Ken Stevens' office. It was dated 5/26 and 7/12. And, I also handed in a report from Tom Petros dated July 29th, a restoration plan for the disturbed area of the wetlands on this site.

On July 12th we went back out with Scott and Ken Stevens to review the wetland lines and to look at the federal line. At that time, we had missed one flag that had been lost between the time they were originally put up and we field located them. I asked Scott and Ken to review the line along the easterly side adjacent to where the septic system area was going to go.

At the time he was originally out there, they had taken down the trees and the chip piles and the trees and there was a lot of areas you actually couldn't see the ground. It was covered with debris. In between the time when he originally went on site and we went back, they removed that, and he was able to define the line between flags 7, 10 and 11 to where it felt it was a more accurate location. We have revised those flag locations on the plan. It is also in his report. And, we've also shown that area which is the federal line as flagged by Ken and Scott. That's on the plan.

The system itself was adjusted slightly away from the street moving it back into the lot. When they originally did the site, they had issues inside the building that created a lower area in the building to bring in the utilities. They excavated down roughly 5 feet. This was in the wintertime and that area was left open all winter. There was no groundwater in the vicinity of that building at that time.

There seems to be an abrupt change in this area between where the water table is very high and it just drops off. I went through and reviewed it with the health department and dug test pits, looking for the mottles. What we are basically doing is the system on this site

was installed illegally in an area where the system was actually below the water table. An illegal tank was put on the property. Explained.

It's about an 1800 sf building that has traditionally been used as a convenience store for many years. Just recently it closed. When I originally visited the site concerning the septic system, I got Ken Stevens' office involved even though it didn't show up as a wetland your maps. Subsequently, we have identified the wetlands and what we have with a plan is to construct a septic system on this site that will meet code. We reviewed it through the health department and secondarily, we are looking to restore the area that was disturbed that is Connecticut and federal wetlands. (See report from Tom Petros)

We are not proposing any filling. We will do grading just to level the areas out where the tree stumps were removed and we have depressions. We would then seed it with a wet mix and put in a number of different species of bushes and wetland plants.

Explained the under drain he proposed on the site along the rear of the property and around the toe of slope. It is basically to insure that the area where we're putting the septic system in --- it is the repair of an existing system. There has been a system on the site for many years. We're making sure we do not have a groundwater issue with the system. It is elevated above code minimum. Explained.

There should be no impacts to any of the adjacent properties from the installation of the septic system. Explained the installation area.

We feel the area where the wetlands are can function as wetlands but we are looking to protect the developed area of this lot which was previously developed with a curtain drain.

Thomas Petros briefly went over the planting restoration plan which is on file in the Town Planner's Office.
Discussion.

It was a noted a list that accurately depicts what is proposed for planting needs to be submitted.

Discussion of whether or not the neighboring properties have wells, even though there is public water available. Mr. Cotter said they would confirm before the next meeting that issue.

Mr. Post discussed the grading proposed.

The septic system repair was discussed.

The curtain drain was discussed.

The easement from the neighbor was discussed.

Mr. Borowy made a motion to table IW#1191. Mr. Palmieri seconded. Motion passed 7 to 0 on a roll call vote.

B. FF #228 - Town of Southington seeking to place timber steps within the floodplain to ease river access at the Town owned Germania Street parcel; corner of Germania and George Streets.

Mr. Lavallee advised in the packet there is a checklist for this site. The town acquired this small parcel, but it is perfect for a canoe launch.

Part of the site is within the flood plain so simply all we're asking to do is just put about four railroad ties at the base of a concrete pad. It is above the riverbank, but it is still in the floodplain elevationwise, at least.

They will be staked in so it's a minor, minor impact. Most of the checklist is trimming the trees around there for parking which wouldn't require the permit, but the addition of the railroad ties would.

Discussion of the application.

Mr. Palmieri made a motion to send a favorable recommendation to the PZC on FF #228. Mr. Camp seconded. Motion passed 7 to 0 on a roll call vote.

9. Communications

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

(No response)

10. Conservation Issues/Unfinished business/Miscellaneous

- Addition to Agenda of Approval of Minutes:

Mr. Borowy made a motion to add the Approval of Minute for the Special Meeting site walk of July 14, 2011. Mr. Sullivan seconded. Motion passed unanimously on a voice vote.

Mr. Borowy made a motion to approve the Minutes of the July 14, 2011. Mr. Sullivan seconded. Motion passed on a majority voice vote with Mr. DeMello and Mr. Cabata abstaining.

Mr. Sullivan made a motion to add the Regular Meeting Minutes of July 7, 2011 to the Agenda. Mr. Cabata seconded. Motion passed unanimously on a voice vote.

Mr. DeMello made a motion to approve the Minutes of the Regular Meeting of July 7, 2011 as presented. Mr. Cabata seconded. Motion passed unanimously on a voice vote.

- Ridgeview Extension Request Letter - IW #939

Mr. Lavallee advised the state statute changed. Previous applications that were good for five years are now good for up to nine years. This falls within that. They won't need the extension. But we can vote on it and if it doesn't apply, that's fine.

Discussion.

Mr. Lavallee recommended a one year extension for one year on this item at this time.

Discussion.

Mr. Borowy made a motion to approve a one year extension to IW #939, permit already issued. Mr. Palmieri seconded. Motion passed unanimously on a voice vote.

- Discussion of the West Side Sewer Interceptor

Mr. Lavallee noted the Town Engineer, Tony Tranquillo, was here to discuss this item. Per the map behind you, there are three options currently. A review was provided by Tony and you can follow along with that. (See review in the Town Planner's office.)

The Council would like some guidance on this in terms of the commission's interest in which option would be the best approach.

Mr. Tranquillo reviewed the three options as noted in his written review. This interceptor would run along the Eight Mile River from the Target facility up to the Lake Compounce area. There was a lot of controversy involved because of the land acquisition required and the Council decided it would be wise to bring this before you on a preliminary basis to give us input. Your input is not formal and binding on us. But before we spend a large sum of money for a detailed design, we felt it was prudent to come before you to answer some of your preliminary questions so we could perhaps save a little bit of time and money on the design work itself.

Extensive discussion on the variety of questions the commission asked previously in relation to the options available.

The Chair asked for an alternative analysis with a no build option included. The Town Engineer said that could be provided.

The Chair then asked why don't we have developers, as they come in, build these structures as we go along? Anyway to do that? Come up with a sewage management plant where you could implement some kind of requirement for payment?

Discussion.

A future workshop meeting was discussed for the Conservation Commission with the sewer committee and then another workshop meeting just for the Conservation Commission to discuss a recommendation.

Potential Wetland Violations to report on:

- Burritt Street

This is across from Anne Road. There was quite a bit of disturbance either within or adjacent to the wetlands due to bridge construction. The property owner has been sent an order to appear before us and he will be here for the September meeting. He has agreed to stop work at this point.

The Cease & Desist will go out before the meeting as it requires him to appear before ten days.

- Work behind Winterberry Gardens

Work within the upland review area, some top dressing of a wooded lawn area. No real floodplain impact or anything like that. I told him to restore the area. No Cease & Desist was issue. He complied.

The Chair formally wanted to set up the site walk for the continuance of the public hearing for 1231 Marion Avenue. MA #139 and IE 1191. She suggested August 10, 2011 at a time to be determined by the Army Corp of Engineers.

Adjournment - Mr. Cabata made a motion to adjourn. Mr. Camp seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 8:37 o'clock, p.m.)