

SOUTHINGTON INLAND WETLANDS AGENCY
Regular Meeting
Thursday, September 2, 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, September 2, 2010. Chairperson Theresa Albanese called the meeting to order at 7:00 o'clock, p.m.

The following Commissioners were present, viz:

James Sullivan, Ted Cabata, Dennis Palmieri and John DeMello

Ex-officio members present were as follows, viz:

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

Absent: Christopher Borowy, Commissioner
Kevin Conroy, Commissioner
William Camp, Alternate
Richard Post, Alternate

A quorum was determined.

THERESA ALBANESE, Chair, presiding:

Approval of Minutes - Regular Meeting of August 5, 2010

Mr. Palmieri noted one correction. On Page 1, under the first paragraph, it says: the following Councilpersons were present. That should be Commissioners.

Mr. Sullivan made a motion to approve with that correction. Mr. Palmieri seconded. Motion passed unanimously on a voice vote.

Special Meeting of August 17, 2010

Mr. Palmieri made a motion to approve the Minutes of Wednesday, August 17th, 2010. Mr. Sullivan seconded. Motion passed on a majority voice vote with Mr. DeMello abstaining.

Mr. Lavallee pointed out it should be "Tuesday".

Special Meeting of August 18, 2010

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

Treasurer's Report

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

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

None this evening.

Inland Wetland/Floodplain Filling Applications:

A. Information/action - IW #1176/FF #222, application of the Carpenter Realty Company seeking to subdivide a property and construct a road with associated storm water/flood storage areas. Property located at 201 Lazy Lane.

Stephen Giudice, with Harry Cole & Son, represented the application. This is a resubdivision of property that had been subdivided in 2005 for a proposed roadway known as Triano Drive.

Our proposal tonight is based on the new zoning regulations and a reconfigured roadway. We're proposing 8 building lots on this property.

We had our site walk two weeks ago. We did a pretty extensive walk looking at all the different wetland areas. And, an area of proposed impact that we hadn't really detailed on the plan. That was the location of a small wetland channel that connected this finger of wetlands to this channel that runs along the trolley track (indicating). That area was incorporated into our plan set and we have a detailed sheet for impact and then a very minor impact at the location of the proposed improvements to the existing crossing that's there currently.

We received Mr. Lavalley's comments. We went through and made changes to the plans based on Mr. Lavalley's comments.

The rear of lots 7 and 8 and 6. The concern was the property lines incorporated a wetland and the property lines have been revised to move the wetland body on to lot 5 where the threat of an impact would be much lighter.

We are proposing flood mitigation here. An excavation area for storm water management. The recommend/request during review was to install a low flow trickle channel through that area. Due to the flatness of the topography and the grade of this proposed structure, we felt the best alternative would be to provide a small berm to provide ponding of water on the upper end of this. We have a small spillway located in the middle of it. The trickle channel really wouldn't have achieved what we were hoping for. We think the berm left in place will achieve the same purpose.

As a note, while it is in a floodplain, that berm is actually an area we are just not excavating as much. So we're not actually doing any filling in the floodplain.

We talked about the wetland crossing where we are proposing some pipe here. We are just proposing some extensions and some formalization of the crossing, rip rap at the ends, just extending the pipes to accommodate the proposed driveway and grading required for sanitary sewer --- more or less for the drainage pipe that runs across the crossing.

Explained.

The total impact for those two activities is 530 sf. And, just a matter of note that this pipe that we're proposing was previously approved by the Army Corp under their general permit.

I do have a letter that we sent to the Historical Society back in 2004. At the time we were going through the Army Corp. (Passed in a copy of the letter.)

We didn't receive any follow up from the Historical Society. But we did contact them.

We talked about this pond (indicating) and whether it was a vernal pool or not. Mr. Lord said at the site walk it was not a vernal pool. I do have a letter from him to that effect. (Passed in a copy of the letter.)

We did modify our preliminary schematic for lot 5. We're hoping if this moves forward to have a potential user for that site. Anything we do on that lot moving forward will require approval from this commission.

Discussion.

Originally we had an access driveway that followed this drainage pipe along the edge of this upland review area and then into the storm water quality basin. The pipe is still in place. We relocated the access drive along the proposed driveway to lot 5 and then we brought it down through the proposed parking area

for lot 4. Got it further away from the wetland area. Maintenance that might be required can easily be accessed through the parking lot of lot 4.

Mr. Lord is here if you have any specific questions for him.

And, I can answer any questions that I may have missed.

I did submit revised plans to Mr. Lavallee.

Mr. Lavallee asked about lot 4. Do you need that much area on lot 4; can you incorporate that wetland into the open space? Mr. Giudice said they may need it for frontage for the lot. I would say that we can reduce the size of the frontage and incorporate that area into the open space or we can provide a conservation easement over it or a combination of both.

The pipe in the crossing is 15" rcp. The smallest the town permits.

Discussion.

Access to lot 5 was discussed.

The Chair asked the applicant to follow up with the State Historical Society as she wanted to know if there was any significance to that area. Mr. Guidice said they would follow up either with a phone call or a letter and advise Mr. Lavallee.

Mr. Lavallee suggested the following stipulations:

- If there is a frontage issue, they seek a waiver from the planning & zoning commission. It is important to keep that accessible -- that portion of lot 4.

- And, a response from the Historical Society be provided.

Mr. Sullivan made a motion to approve IW 1176 with the stipulations noted above. Mr. Palmieri seconded. Motion passed 5 to 0 on a roll call vote.

Mr. Palmieri made a motion to send a favorable recommendation for FF #222. Mr. Sullivan seconded. Motion passed 5 to 0 on a roll call vote.

B. Information/action - IW #1178/FF #223, application of the Town of Southington seeking to install 112' of sanitary sewer requiring 4,890 sf of wetland disturbance and 12,642 sf of upland review area disturbance. Property located off High Tower Road.

Mr. Lavallee reported both engineers had conflicts this evening. But as you know, we did walk the site. I came up with a restoration plan that I will incorporate into revised plans and into the file for the removal of that soil that's where the pipes were. There is a planting list, monitoring of it. Pretty much a construction sequence.

Mr. Palmieri made a motion to approve IW #1178 with the stipulations stated by the Assistant Town Planner above. Mr. Sullivan seconded. Motion passed 5 to 0 on a roll call vote.

Mr. Palmieri made a motion to send a favorable recommendation for FF #223. Mr. Sullivan seconded. Motion passed 5 to 0 on a roll call vote.

C. Information/action - IW #1179, application of Angelo Calandra seeking to clear cut and fill upland review area for lawn expansion. Property located at 745 Berlin Street.

The Assistant Planner indicated the commission was out to the site. It's a little bit different than what was proposed on the plan. It was stated they wanted to put an orchard in there. Better canopy for the area. They said they intend to use only organic fertilizer.

Mr. Lavallee suggested a stipulation that a more formal plan be submitted.

Mr. DeMello made a motion to approve IW #1179 with the request that a more formal plan be submitted. Mr. Sullivan seconded. Motion passed 5 to 0 on a roll call vote.

D. Information/action- IW #1180/EE #132, application of DBF, LLC and Bango LLC seeking to disturb wetlands and upland review area for a 28 lot subdivision and associated material removal. Property located at West Pines Drive and West Street.

Mr. Lavallee indicated since the site walk, the plans have been revised two or three times. Mr. Giudice will go over the changes.

Mr. Giudice presented the application. We have been working with Dave to address all of his concerns.

Discussion.

Mr. Giudice reviewed the site walk concerns. After the meeting, Dave and I met with the Town Planner and I prepared a preliminary layout showing a roadway coming through where there is already an existing crossing and it would just require some minor impacts and going out to West Street and out towards Churchill. The Town Planner was supportive.

Discussion.

Mr. Giudice then reviewed the modifications to the plans. Boulders and signage around all the areas where there is an impact to the upland review areas. The water department required in the past water lateral services to be on the lot served. As a result two of the water laterals went through the conservation easement and the vernal pool. After discussions, Mr. Lavallee was able to talk to the water department and get them to agree to let us put the laterals in an easement following a driveway and we're very happy with that.

We added phasing to the earth excavation plan. Two acre minimum.

(End of Tape #1, Side A)

(Beginning of Tape #1, Side B)

The restoration plan was discussed.

We also added phasing to the subdivision plan. Explained.

Limit of clearing would be marked with a variety of boulders, shrubs and signs as detailed on the plans.

Detention basin #2 was moved away from the upland review area a little bit and allowed the water service laterals for lots 26 & 27.

Mr. Lord is here if you have any questions for him on the wetlands you saw on site.

After discussion, Mr. Giudice indicated it was their intention to eliminate the first crossing that was already approved unless the PZC does not approve the new crossing.

Mr. Sullivan made a motion to approve IW #1180 with the stipulation noted below.

- Relocate the reserve beds for lot 20.

Mr. Palmieri seconded. Motion passed 5 to 0 on a roll call vote.

E. Information - FF #224, application of Frank Ciechanowski seeking to fill floodplain for a garden area and driveway construction and excavate for mitigation. Property located at 993 Old Turnpike Road.

Mr. Lavallee reported the applicant is not here this evening. We were curious about some fill that was occurring on his property. I contacted the homeowner and he let me come on his property to look. It looks like a garden was placed in the floodplain. But excavation had taken place to make room for it. I think he inadvertently took the fill from the floodplain and put it into the garden. So by creating the garden he excavated as mitigation.

The only issue I have with the plans is they don't reflect the new floodplain. But it is actually more in his favor because it's a foot lower.

It looks like he can actually shift his driveway to the south that's proposed there and have even less fill.

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

Site walk set for September 8, 2010.

F. Information - IW #1181, application of the Town of Southington seeking to disturb wetlands and upland review area for the reconstruction of Mt. Vernon Road from #948-#1344.

Tony (Inaudible) with Cardinal Engineering presented the application. We were retained by the Town of Southington design the plans that you see in front of you and we've actually been at it since 2005.

Basically, it calls for a full reconstruction from 350' south of West Center to 340' north of Roaring Brook Drive.

The project is proposing to make Mount Vernon Road a uniform width of 30'. Much of it today is 30' across but there are some areas where that is not the case. It has places where it is 24' and there even some places down to 22'.

The major improvement components are the width and this curve (indicating) is going to have a slightly larger radius and getting rid of the sharp bend that's there and widening right there and widening almost completely through the south and even shifting the road slightly even though we're widening to the south.

Another improvement is a slight crest south of Brentwood Drive. There is a high point currently that we're probably cutting a 1.5' off of that if you look at the profile that's in the plans.

And, then there are some drainage improvements. But believe it or not, we are not making big changes to the drainage. We are replacing a lot of the old pipes.

Explained the improvement in drainage at the bottom of Brentwood Drive detention basin.

Another improvement is the intersection sight distance at Roaring Brook Drive. Explained.

Erosion controls and sedimentation controls are the standard stuff. Silt fence at top of slopes and around catch basins. Silt sacks in catch basins might be appropriate where there is pavement. We call for a lot of erosion control matting in some of the swales along the edge of the road that we're reshaping. Or rip rap if necessary.

Performed rip rap scar holes at all of the outfalls of the drainage systems where necessary.

Two systems that have existing outfalls that are not being disturbed: Brentwood Drive is one and the system near Whitman Road. Explained.

Because of traffic we are proposing to do this in maximum 200' sections at a time where the contractor will be allowed to maintain traffic by having one way alternating traffic.

The wetlands were flagged. And, we've shown the 50' wetland buffer and the 100' buffer for Roaring Brook. And, the disturbed wetland is 4200 sf which consists of the outfall areas and a lot of the ditches which we just could not avoid to make certain improvements and widening.

Discussion.

The plan has 1.6 acres of wetland buffer disturbance and most of that is existing pavement.

We've submitted the plans to the DOT twice, preliminary and final design. We've received back comments which were incorporated into the final design.

So we submit to you to see where we stand.

Discussion of the plans in general.

Mr. Lavallee said no checklist has been generated as he had no issues. The only request is Whitman Road has had a history of washing out. Explained.

The Project Engineer added the Town and the citizens of Southington wanted Whitman Road improved as it washes out all the time. The Town is in the process of designing that improvement.
Discussion.

Utility connections were discussed.

Mr. Palmieri made a motion to table IW 1181. Mr. Cabata seconded. Motion passed unanimously on a voice vote.

Site walk set for September 8, 2010.

Communications

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

No response.

Conservation Issues/Unfinished Business/Miscellaneous

Correspondence from resident on Norton Street regarding the Fourteen-O-Three Group on Meiden Waterbury Turnpike.

Mr. Lavallee advised this is Superior Products. They have a bunch of buildings that weren't permitted. What I am interested in is the as-built to see where the drainage goes and this resident wants to know if he's going to be affected. Once we get the as-built we'll determine that.

Eventually, they are going to need a wetlands permit.
Discussion.

(End of Tape #1, Side B)
(Beginning of Tape #2, Side A)

Site walks set for September 8, 2010.

Hearing no other business, Mr. Palmieri made a motion to adjourn which was seconded by Mr. Sullivan. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 8:07 o'clock,
p.m.)