

TOWN OF SOUTHTON
Conservation Commission
Inland Wetland & Watercourses Agency

196 NO. MAIN STREET, SOUTHTON, CT 06489

T. Albanese, Chair
J. Sullivan, Vice Chair
C. Borowy, Secretary
W. Camp
G. Ali
M. Etter
J. Crown
R. Post, Alternate
R. Hammersley, Alt.

SOUTHTON INLAND WETLANDS & WATERCOURSES AGENCY
Special Meeting Minutes
Wednesday, May 22nd, 2013

The Southington Inland Wetlands and Watercourses Agency held a Special On Site Meeting on Wednesday, May 24th, 2013 at 5:00 p.m. to review Inland Wetland Application #1210, Map Amendment #144 for the same property, IW #1211 at 834 and 848 So. Main Street, IW #1209 on Burritt Street across from Anne Road and Floodplain Filling Application FF #236 for the same property. A public hearing was also scheduled for 5:30 PM for the Wonx Spring Road Map Amendment application. All members were in attendance with the exception of Commissioners Camp, Ali, and the two Alternates (Mr. Post and Mr. Hammersley) Commissioner Crown arrived at 5:30 for the public hearing. Also in attendance was David Lavalley; Acting Town Planner for the Town of Southington. A quorum was achieved at 5:00 p.m. Chair Albanese called the meeting to order at 5:00 p.m. The first item on the agenda was the business meeting discussion for the public hearing on Wonx Road; this item was put on hold until after the hearing took place at 5:30; the agenda then proceeded to the next item, IW #1211, application of Pergjoni Family Jewelers located at 834 and 848 So. Main Street. Mr. Giudice from H. Cole and Son Surveying gave a presentation of the project and was accompanied by Soil Scientist Cynthia Rabinowicz. Mr. Lawrence Pergjoni was also present. A new building is proposed adjacent to the Napoli Deli and will require upland review area disturbance for parking and stormwater management facilities. The wetland line was reviewed and discussed. The wetland on site is a floodplain terrace and is comprised of floodplain soils. No disagreement on the line was noted. An oil/water separator is being proposed within the parking lot. It was suggested by Mr. Lavalley that a revised parking arrangement would allow for greater separation from the river and floodplain- Mr. Giudice agreed and will revise the plan accordingly. A motion to Table the item was made by Commissioner Borowy, Seconded by Commissioner Sullivan and passed with all in favor. At this point in time the regular portion of the Special On-Site Meeting was temporarily adjourned to reconvene after the public hearing on the next site. The Commission arrived at Wonx Spring Road for the public hearing on Map Amendment #144- Wonk Spring Partnership. Chair Albanese called the hearing to order at 5:30 PM. Commissioners Borowy, Sullivan, Crown, Etter and Chair Albanese were present. Additionally, many residents from the immediate area joined the Commission for the walk. Representing the applicant were Steve Giudice from H. Cole and Son Surveying, Rusty Rogers; Applicant, Jen Beno; Biologist and Tom Pietras; Soil Scientist both with Soil Science and Environmental Services, and Jeff Gworek from Diversified

Environmental Services. A digital recording of the hearing is available at the Town Planner's Office located at 196 North Main Street, Southington. In summary, many neighbors aired their concerns regarding the flagging of the wetland line, historic fill on site, and the presence of a potential vernal pool that was not indicated on the mapping. The Commission walked the site and viewed the areas of concern- Mr. Pietras dug numerous test holes to confirm his findings. A motion to table this portion of the public hearing and continue on June 6th was made by Commissioner Borowy, Seconded by Commissioner Etter and passed with all in favor upon a roll call vote at 7:05. A motion to reconvene the regular portion of the Special Meeting was made by Commissioner Sullivan, Seconded by Commissioner Borowy and passed with all in favor. Chair Albanese re-opened the meeting; the next item was the business portion of the IW Map Amendment Application which was Tabled upon a Motion by Commissioner Sullivan, Second by Commissioner Crown with all in favor. Next was the Inland Wetland Application of Wonk Spring LLC , IW #1210, seeking to disturb 3,185 s.f. of wetlands for the purpose of constructing a 9-lot industrial subdivision roadway and stormwater management system. Mr. Rusty Rogers, Surveyor Steve Giudice, Biologist Jen Beno from Soil Science and Environmental Services, Inc., and Jeff Gworek from Diversified Environmental Services were all present to discuss the application. Mr. Giudice indicated that a checklist had been received from the Planner and that revisions to the plan were being made. Residents in the area handed in a petition for a public hearing for this application. It is likely that the hearing will be set for June 6th. A motion to Table the item was made by Commissioner Borowy, Seconded by Commissioner Sullivan and passed with all in favor. The next items on the agenda were Floodplain Filling Application FF #237; application of David Florian and the associated IW application, IW #1209 for property located on Burritt Street, Map 029, Parcel 68. At this point in time Commissioner Crown recused himself. Present on site were the applicant, Mr. Florian, and a neighbor, Mr. Lambert O'Neill. There was a bridge constructed across Judd Brook to access approx.8.5 acres of the applicant. It is his intent to farm the area. There has been tree clearing on site and within the floodplain/floodway. Mr. Florian was advised to remove the stockpiled trees within the floodway and to not do any further work until a determination of his request to farm the area is made. The Commission will refer to case law on farming exemptions to aid in the determination. As far as the floodplain disturbance associated with the bridge goes, Assistant Town Engineer Jim Grappone stated that there was no new obstruction based upon its placement. A motion to Table both items was made by Commissioner Sullivan, Seconded by Commissioner Borowy and passed with all in favor. A motion to adjourn the Special Meeting was made by Commissioner Sullivan and Seconded by Commissioner Borowy passing with all in favor at 7:50 PM.