

CONSERVATION COMMISSION  
REGULAR MEETING NOVEMBER 20, 2012  
CONFERENCE ROOM L 101

These minutes are not verbatim, but represent a summary of major statements and comments. For minutes verbatim, refer to audiotape on file in the Office of the Town Clerk. Audiotape is retained for the minimum period required under the retention schedule as provided under Connecticut Law.

Vice-Chairman Zelek called the roll call at 7:00 p.m. and noted Commissioners Clark, Igielski and Sadil were present. Also present were Alternate Paskewich and Town Engineer Chris Greenlaw.

NOTE: Vice-Chairman Zelek designated that Alternate Paskewich would vote for the vacant position.

ITEM III  
ACCEPTANCE OF MINUTES

Regular Meeting of October 16, 2012

Commissioner Igielski noted the following corrections:

- A. Middle of Page 1---Meeting date should read "Regular Meeting of August 21, (18) 2012"
- B. Middle of Page 5---ITEM VI C should read "Application 2012-25 (2012), 58 (52) Commerce Court"
- C. Bottom of Page 8---Remark "A" should read "Toll Brothers asked him to do (to do)...on Wetland "B".
- D. Top of Page 10---Remark by Commissioner Clark should read "Commissioner Clark asked the Chair...that the Report has not (no) been introduced...at this time."
- E. Bottom of Page 12---Remark by Dr. Ron Abrams should read "Dr. (Mr.) Ron Abrams noted that he is a (") Certified Environmental Professional...that were learned from (fro) the previous application. Our role (roll) has been to assist...to habitat is also protected."

- F. Top of Page 14---Remark "I" should read "The plan calls for the construction of...new basin would lie (be) between basins 2 and 4. The selected basin location...project is very strong."
- G. Top of Page 21---Remark by Mr. Bridges should read "Mr. Bridges noted...into the Town of Wethersfield and (an) eventually reach wetlands...and into Russell Road."

Commissioner Clark noted the following corrections:

- A. Top of Page 4---Remark "I" should read "A six (6) pipe...with an overflow (over flow) depression(.)...100 year storm (events)."
- B. Top of Page 5---Remark by Commissioner Zelek should read "Commissioner Zelek asked if a drainage system...in the upland (up land) review area? Mr. Kessler responded...installation of a traditional (tradition) drainage system."
- C. Top of Page 6---Remark B should read "Surface run off from the south...the foot print of the second (the second) floor addition. However, the water...swale under the addition."
- D. Bottom of Page 7---Remark "C" should read "Referring to the plan sheet...peak flows off site to pre-development (predevelopment) or lower. Each one...into the detention basin."
- E. Top of Page 18---Remark by Mr. Roy Zartarian should read "Mr. Roy Zartarian, 25 Stuart Street...would benefit the forest ecosystem (ego system). He noted that...included one violation in the Town of Newington."
- F. Top of Page 22---The following spelling corrections were noted: Tanya (Tayna) Lane, Town Clerk, Peter Boorman (Borman), Esquire, Town Attorney and Lucy Welles (Wells) Library (2)

Commissioner Sadil noted that remark by him in the middle of Page 14 should read "Commissioner Sadil (Sidal) asked what is your experience...the project is very strong."

Motion made by Commissioner Clark to accept the minutes as amended and was seconded by Commissioner Sadil. There was no discussion. Vote was 5 yes, 0 no and the motion was carried.

ITEM IV

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: NONE

ITEM V (Public Hearing)

Application 2012-23A, 52 Holmes Road, Map Amendment

Mr. Chris Greenlaw, Town Engineer, noted that the notice of the public hearing appeared in the Hartford Courant on November 8<sup>th</sup> and November 15, 2012. He proceeded to read the notice into the record.

Mr. Adam D. Kessler, PE, Benesch & Company and representing the applicant introduced Mr. John Ianni.

Mr. John P. Ianni, soil scientist, Highland Soils LLC, entered his credentials into the record and noted that the goal of his study was to verify the actual field condition and compare the findings to the Town Map and entered the following remarks into the record:

- A. Referring to a map, he noted that the yellow line depicted the wetland boundary limits from the Town Map and the green line depicted the wetland boundary determined by him in the field.
- B. He went out into the field on March 23, 2012 and using the spade and auger method, determined the actual wetland boundary limits. A flag was set at each location as well as at several miscellaneous locations in the field.
- C. The flagged locations were located by survey in the field and transferred onto the map before the Commission tonight. He reviewed the map and found it to be substantially correct.
- D. The fill material placed on the site in his opinion is approximately 30 years old. The area under discussion is considered to be an isolated forested wetland with poor light penetration.

Commissioner Sidal asked if there is any water or ponds on the property? Mr. Ianni responded there is an area where water would settle and temporarily pond during a rain event.

Vice-Chairman Zelek asked if there was evidence of wildlife in the area? Mr. Ianni responded no. The site is an island surrounded by development.

Commissioner Igielski asked if the abutting property owners were contacted? Mr. Ianni responded no.

Commissioner Sadil asked what is the correction being made to the map? Mr. Ianni responded a refinement to the Town Map boundary limits. He is not in a position to say where the Town Line came from.

Alternate Paskewich asked the following questions:

- A. Were any wetland species found in the upland review area? Mr. Ianni responded no.

B. Is there any change in elevation between the developed area and the wetland? Mr. Ianni responded yes between two (2) and three (3) feet.

Commissioner Sadil asked how many soil samples were taken in the field? Mr. Ianni responded a minimum of 40 soil samples were taken in the field at 17 flagged locations with two {2} samples per flag plus other miscellaneous locations.

Commissioner Igielski asked if wetland limits are shown on abutting properties? Mr. Ianni responded that he could not designate off site limits because the property(ies) was/were not under contract. He stopped at the property line.

Mr. Greenlaw noted that the boundary limits determined by the applicant's soil scientist in the field must tie into the Town wetland boundary line at the property line.

Mr. Greenlaw noted that two (2) individuals came into the office to look at the plan; but had no comment.

PUBLIC IN FAVOR: NONE

PUBLIC AGAINST: NONE

Motion made by Commissioner Igielski to close the public hearing on Application 2012-23A and was seconded by Commissioner Clark. There was no discussion. Vote was 5 yes, 0 no and the motion was carried.

#### ITEM VI A

Application 2012-26, Adjacent to 2903 Berlin Turnpike

Mr. Jason P. Mikrut, P.E., Senior Project Engineer, Vanasse Hangen Brustlin, Inc and representing the applicant entered the following remarks into the record:

- A. The site contains about one acre and abuts the former Krispy Kreme property which would be occupied by a medical use in the existing structure and a Bone Fish Restaurant and Grill recently approved for the undeveloped portion of the property.
- B. The area in blue to the north on the plan is a detention basin with wetland soil types.
- C. The proposal is to construct a Firestone Complete Auto Care facility. The proposed facility would contain an 8,000 square foot masonry structure with ten (10) bays that would be used for new tire installations, oil changes, wheel alignments and brake repairs.
- D. There would be 37 out side parking spaces.
- E. The site would be serviced by two (2) existing driveways on the developed property; a one way in from the Berlin Turnpike and an in and out entrance from Main Street.

- F. The site drains from east to west toward Main Street.
- G. The project would impact about 2,000 square feet of upland review area. There would only be minimum impact to the regulated area.

Mr. Mikrut noted the following highlights relative to the storm water management plan:

- A. All catch basins would have deep sumps with a hood over the outlet pipe.
- B. A hydrodynamic separator would be located at outlet end of the storm water drainage system.
- C. The outlet pipe from the hydrodynamic separator would flow into an under ground storage/infiltration system.
- D. The out flow from the storage/infiltration system would not exceed the pre-development flows for the 2, 5, 10 and 25 year storm events per the Town manual.
- E. The out flow from the storage/infiltration system would discharge into a three (3) foot wide rip rap swale that would flow to the west into the existing detention basin.
- F. The applicant is in discussion with Bone Fish for an easement to install and maintain an out let swale (from the under ground storage/infiltration system) to the wetland.
- G. Blueberry bushes would be planted along the swale.

Alternate Paskewich asked why is a swale being proposed versus a conduit system? Mr. Mikrut responded the proposed installation would result in less damage to the existing ground conditions.

Vice-Chairman Zelek asked what is on the property to the north? Mr. Mikrut responded a ConnDot detention pond.

Commissioner Sadil asked the following questions:

- A. Should the detention pond be shown as a watercourse? Mr. Greenlaw responded the facility is a detention basin because it holds water (surface run off from a rain event) and releases it over a 24 hour period of time.
- B. How does the (on site storage/infiltration) system work? Mr. Mikrut responded that surface run off is stored in the (under ground) system. A portion of the stored run off infiltrates into the ground and some flows out into the rock swale. In any event, the out flow from the system would not exceed pre-development flows (for each design storm).

- C. Is there a maintenance plan for the storage/infiltration system? Mr. Mikrut responded a maintenance plan is included for the site.

Commissioner Igielski asked if the roof run off would go directly into the storage/infiltration system? Mr. Mikrut responded yes.

Vice-Chairman Zelek asked the following questions:

- A. What is the condition of the site today? Mr. Mikrut responded that it is undeveloped with woods.
- B. What is the value of the wetland under discussion relative to vegetation, trees and wild life? Mr. Mikrut responded the wetland system does not sustain any wild life and there is a function and value section in the report submitted with the Bone Fish application.

Commissioner Igielski asked where would the medical facility be located? Mr. Mikrut responded in the existing building on site.

Mr. Greenlaw asked for an explanation of the Storm Water Mitigation Plan? Mr. Mikrut noted the plan is based on source control and entered the following remarks into the record:

- A. All catch basins, which would catch pavement run off, would have deep sumps with a trap (hood) over the out let pipe that would trap floatables. Catch basins would be cleaned twice a year.
- B. The out flow from the catch basins would flow into a Stormceptor or equal hydrodynamic separator that would remove suspended solids and oils from the water.
- C. The out flow from the separator would flow into the under ground storage/infiltration system. The water in the system would percolate into the ground or remain in the pipe. Excess water (over flow) would leave the system through a pipe out to the swale to the wetland.

Alternate Paskewich asked where has this type of system been installed? Mr. Mikrut responded one is currently under construction in Plainville. Other systems are in place. The key to the success of this system is to have a maintenance plan in place.

#### ITEM VII A

Application 2012-23A, 52 Holmes Road, Map Amendment

Vice-Chairman Zelek asked if the application was complete? Mr. Greenlaw responded yes.

Mr. Greenlaw passed out a list of suggested reasons for consideration by Commission members.

Motion made by Commissioner Igielski that the Commission after a review of the application and supporting documentation, Public Hearing held on November 20, 2012 and closed on November 20, 2012, and subsequent discussion by Commission members, make a finding of fact to approve proposed map amendment to redefine wetland limits in Application 2012-23A (Map Amendment) and issue a permit by Plenary Ruling for reasons stated in the record (audio tape) or "Official Notification of Action". Motion was seconded by Alternate Paskewich.

Commissioner Igielski noted that the Map Amendment before the Commission is based on the findings of the soil scientist who defined the boundary limits based on actual field conditions.

Vote was 5 yes, 0 no and the motion was carried.

ITEM VII B

Application 2012-23A, 52 Holmes Road

Mr. Adam D. Kessler, PE, Benesch & Company and representing the applicant noted the application is being withdrawn. A letter has been submitted to this effect.

Commission went into recess at 8:15 p.m.

Commission came out of recess at 8:20 p.m.

ITEM VII C

Application 2012-25, 58 Commerce Court

Mr. Greenlaw noted that the revised set of plans dated November 6, 2012 before Commission members tonight include comments raised at last month's meeting.

Mr. Joe Millet, the applicant and one of the principal owners, entered the following remarks into the record:

- A. In response to a concern on the adequacy of the planting plan, the plan now shows a total of 33 shrubs which includes a mixture of high bush blueberry and winter berry bushes.
- B. All items noted by Mr. Greenlaw have been added to the plans.
- C. The mitigation plan for the discharge of run off from the (proposed) twelve (12) inch pipe includes a flared end section attached to the end of pipe and a three (3) foot wide by ten (10) long modified rip rap ditch to diffuse the energy (before reaching the regulated area).
- D. Referring to an enlarged photograph, he reviewed the drainage problem at the rear of the building that was being addressed by the mitigation plan (Refer to October 16, 2012 minutes, top of Page 6, Remarks "B and C" by Mr. Stephen Giudice).

Vice-Chairman Zelek asked if the application was complete? Mr. Greenlaw responded yes.

Motion made by Commissioner Igielski that based on the information before it, the Commission make a finding of fact that a public hearing is not necessary for Application 2012-25 because the proposed activities would not have a major impact or significant effect on the regulated areas. Motion seconded by Commissioner Clark. There was no discussion. Vote was 5 yes, 0 no and the motion was carried.

Mr. Greenlaw passed out a list of suggested conditions for review and comment.

There was a general discussion and review of the conditions for the application.

Motion made by Commissioner Igielski to grant a permit by Summary Ruling for Application 2012-25 and subject to conditions noted in the record (audio tape) or "Official Notification of Action". Motion was seconded by Commissioner Sadil. There was no discussion. Vote was 5 yes, 0 no and the motion was carried.

#### ITEM VIII

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS: NONE

#### ITEM IX

COMMUNICATIONS AND REPORTS

Mr. Greenlaw noted that he, Commissioner Clark and Alternate Paskewich recently completed the third phase of the annual Commissioner's Training Program. The subject of the third phase was "Vernal Pools". He suggested that all Commission members should make an effort to attend individual sessions or the entire program.

Commissioner Clark noted that she attended the recent workshop on invasive plants at UConn and would like to make a presentation on high lights of interest to Commission members at a future meeting. It was the consensus of Commission members to accept the invitation.

Motion made by Commissioner Sadil to adjourn meeting at 8:42 p.m. and was seconded by Commissioner Clark. There was no discussion. Vote was 5 yes, no and motion was carried.

  
Peter M. Arburr, Recording Secretary

#### Commission Members

Tanya Lane, Town Clerk  
Town Manager, John Salamone  
Town Planner  
Councilor Myra Cohen  
Councilor David Nagel

Chairperson, Town Plan and Zoning Commission.  
Peter Boorman, Esquire, Town Attorney  
Chris Greenlaw, Town Engineer  
Lucy Robbins Welles Library (2)