I. CALL TO ORDER
Vice Chairman Sadil called the meeting to order at 7:00 p.m. in the Conference Room L101

II. ROLL CALL
Andreas Sadil
Kathleen Marie Clark
John Casasanta
Peter Manke
John Bachand
Alan Paskewich

Also present:
Erik Hinckley, Inland Wetland Agent
Susan Gibbon, Recording Secretary
Gail Budrejko, Town Council Liaison

(*These minutes of the July 16, 2019 meeting are verbatim.)

Vice-Chairman Sadil: As a point of order, I am going to seat Commissioner Bachand for Chairman Zelek. Moving on to Public Participation on Non-Agenda Items, each speaker is limited to two minutes, doe anyone want to come forward at this time?

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (each speaker limited to 2 minutes)
Commissioner Sadil: State your name and address for the record please.

Deb Krawiec, 297 Cottonwood Road. I am here as a commissioner from the Environmental Quality Commission ("EQC") and I come here to provide to our fellow commissioner a t-shirt from our most recent event, the litter pickup. Every year you guys have partnered with us. Next year we hope to work a little bit more closely with our liaison and just want to say thank you for all those years partnering with us. These are size large, I do have extra-large if you do need them. So I will pass these around and maybe Kathy you can let us know if you need any extra-large for the commissioners. This was just a gesture on our part to say thank you for all the years of partnering. The event was very successful. This year we provided the t-shirts and awards to the children that submitted posters to the poster contest. In addition to having the community present to pick up litter, we also had the Mayor present and we also awarded children ribbons for their participation in the poster contest. Which brings me to the next conversation which is that we are hoping to have an exhibit at the extravaganza. We are working on some logistics. We are just inviting the commissioners around the table to come and view the posters. That is all I have to say. If anyone has any questions, please let me know or if anyone needs a different size, and I hope to see you wearing this on Saturday.

Commissioner Paskewich: I’ll take an extra-large.

Vice-Chairman Sadil: Thank you Ms. Krawiec. Anyone else from the public wish to come forward at this time? Moving on the next agenda, Acceptance of Minutes from the meeting of June 18, 2019.
IV. ACCEPTANCE OF MINUTES

A. Regular Meeting of June 18, 2019

Commissioner Clark made a motion to accept the minutes from the June 18, 2019 meeting. Seconded by Commissioner Manke. Motion passed unanimously.

V. NEW BUSINESS

A. Application 2019-06, 53 Faith Road, Parking Area and Drainage Improvements in the URA, Owner/Applicant: Newington Interfaith Housing Corp., 85B Faith Rd, Newington, CT 06111

Alan Bongiovanni, 170 Pane Road, Newington: I am a licensed land surveyor in the State of Connecticut and I am here on behalf of Newington Interfaith and Southfield Children's Center to present this application before you this evening. Newington Interfaith Housing is a non-profit corporation and one of the things we would like to request of the commission, we did request it from Planning and Zoning and they were very gracious, is that you waive the application fee as this is non-profit, we would appreciate it. Moving on...

Vice Chairman Sadil: Just one moment. Do we vote on that now or do we wait until the end of the presentation?

E. Hinckley: You can vote on it now and get it out of the way because you are not going to be voting on the rest of it until the next meeting or you can wait until his presentation complete. It is up to you.

Vice Chairman Sadil: What is the consensus of the commission? Are there any objections to that request? Commissioner Bachand.

Commissioner Bachand: How much will we be saving them?

Speaker: I believe it is a $360 fee.

Commissioner Bachand: I'm all for it.

Vice Chairman Sadil: Any other comments? The consensus is to waive the application fee. Can I have a motion to do so from the commission? Commissioner Casasanta.

Commissioner Casasanta: I make a motion that we waive the fee for Application 2019-06.

Vice Chairman Sadil: So moved. Can I get a second? Commissioner Bachand. All in favor?

Commissioners: Aye.

Vice Chairman Sadil: Abstentions? Opposed?

Commissioner Manke: I am going to recuse myself from this.

Vice Chairman Sadil: So you abstain?

Commissioner Manke: Yes.

Vice Chairman Sadil: We have one abstention. Motion passes. You have the votes Ms. Gibbon on that?

Susan Gibbon: Yes, I do.

E. Hinckley: Would you like to state for the record why are doing that?

Commissioner Manke: Yes. My wife is on the Board of Directors.
Vice Chairman Sadil: So note it in the record that Commissioner Manke is recusing himself from this application.

Mr. Bongiovanni: Thank you all. The application before you is an expansion of the day care center that is in the property now. It was built in the early 2000’s and they see a need for additional space for additional children. I want to start by showing you the existing conditions; this survey is of the existing conditions and how they exist today. This is the existing building, up in this corner here, the northern most corner, there is a wetlands line; this is the town wetlands line by your mapping. We did have a soil scientist go out there and it is actually a bit less, and because this is the only area that it effects, the applicant chose not to make an amendment. It wouldn’t make a blip on the map on the scale of the town map and it wasn’t worth it. It is actually farther away than it shows, and if you look at the application, you will see that it has not effect on what we are proposing. That is the subject area here. Just for your information, this area here is an existing basketball court; and this area here is pretty much existing lawn and they’ve got some woods to the north. Forgive me, I’m not too used to your computer. So, the proposal is to increase the size and the dark brown represents the footprint of the addition. The patio area would be here and it joins the existing building here on the north. Our proposal is to expand that and disturb an area just enough to fit the building in with some decks on either side and some patio area. There will be minimal intrusion into the naturally wooded area. Along with that, we are proposing to expand the parking for additional staff and to create a small structure, it is a 12-14 hundred square foot print maintenance building on the lower level and an office/conference room on the second level. Currently, the management occupies one of the living units to house their day-to-day operations and because there is a need for other things besides the office space, they are hoping to put this building in to allow that and to allow the unit that has been occupied as an office to be brought back as a housing unit. We have taken care in designing the parking and proposed improvements to fit with the property. The property slopes significantly to the north and we have done our best to apply the design grades so that we can work with the grading we have. All of the drainage goes to the north area. Existing, there is a paved swale, I’m taking the courtesy to trace it, that intercepts all of the drainage from the developed portion of the site. That will be maintained, we will not disturb that, it captures flow, overland flow and brings it to the northwest corner and then discharges it, ultimately going to the watercourse to the north. We are going to maintain the same drainage patterns. For all the proposed improvements, we are creating a storm drainage system with underground retention and underground treatment of the storm water so that we can attenuate any increased flows from proposed development prior to exiting to a splash pad in this location. We are working within the regulated area, but the proposed impervious improvements are just confined to the parking lot, to the corner of the parking lot here. We think it is minimal. We tried to cut back as far as we could and still accomplish the goals of Interfaith. We think we did a good job with that. We know how sensitive this commission is to wetland and water quality issues and I think you will find what we have done should be satisfactory. If you have any questions, I will be happy to answer them.

Vice Chairman Sadil: Just a few questions Mr. Bongiovanni. So, what are the exact changes in the storm water management plan compared to what is there today?

Mr. Bongiovanni: So, the existing storm drain comes to this point, flows westerly and discharges at this point here. The existing drainage is going to be maintained as is. What we are proposing is a new, for all the new impervious areas, that includes the buildings, the roofs, the patio and concrete, as well as all of the new parking, it is going to go into a structured storm drain system that will be brought to this point, the lowest part of the parking lot and there will be an underground retention system. It will have a pre-treatment in it and it will have an isolator row, so the first flush of storm water will go into that area and it will remove any sediment and pollutants prior to exiting at the same location the existing storm water exits.
Vice Chairman Sadil: Will there be a volume issue, because now more water is going to be directed to that splash pad and that detention. Is the going to be a volume issue now?

Mr. Bongiovanni: No, part of our storm water system is detention. All of the water from our hard surfaces will be stored within that detention system and metered out at the same rate that it flows today; so there shouldn’t be a velocity issue because we are not going to increase the rate of runoff.

Vice Chairman Sadil: So what it the capacity? Is that 2-inch storm? What is the...

Mr. Bongiovanni: It is designed for, the detention system I believe is designed for a 25-year storm.

E. Hinckley: Yeah, I haven’t looked at it, but I believe it is.

Mr. Bongiovanni: I believe that it is. I don’t have the drainage computations in front of me, but it meets all of the towns standards.

E. Hinckley: It is being reviewed in engineering; all of the drainage calculations, increased runoff, all that stuff, so we can address those comments if needed if there are any.

Mr. Bongiovanni: If I may, we did have a couple of pre-design meetings with staff to make sure that we met their standards; especially the low impact design standards, which is more of a TPZ issue, but it all equates to better water quality in the end.

Vice Chairman Sadil: The second question I have is up north, that paved swale...

Mr. Bongiovanni: Yes.

Vice Chairman Sadil: Um, tell me more about that, or...

Mr. Bongiovanni: That is part of the original design. I believe we have 22 acres, 23 acres in this development; several buildings, parking areas, a roadway system. That ultimately sheet flows, some of it sheet flows, some of it is structured drainage to the north side of the site which eventually goes off site. That was designed because a lot of these are lawn areas, it catches the sheet flow. It is a curtain drain, an edge drain that brings it to one concentrated point that dissipates, in I think some riprap in that area that dissipates the flow. It’s been there, since the original development of this site and it works well.

Vice Chairman Sadil: Yeah, we are sort of revising the original. Is there some way, a better buffer there between the boundary and the back of that building and the...does it have to be paved?

Mr. Bongiovanni: Oh the swale...

Vice Chairman Sadil: Yes.

Mr. Bongiovanni: That is an existing swale, we are not touching it.

Vice Chairman Sadil: Well, I’m saying maybe revise it.

Mr. Bongiovanni: Well, I think...I mean...

Vice Chairman Sadil: More percolation to the soil, versus the runoff that goes into the water table.

Mr. Bongiovanni: It has a pretty good grade on it, so I think there could be an erosion issue. If it was a flat swale, then maybe, you know, it would worthwhile to pull it out and create like a rain garden. But because of the grades there, it really isn’t an option. That is one reason it is paved, so it eliminates any scour and erosion in that area.

Vice Chairman Sadil: And I think, when I looked at Google Earth, that is sort of covered by a tree line, the tree line basically...
Mr. Bongiovanni: Yes.

Vice Chairman Sadil: Is a canopy there.

Mr. Bongiovanni: Yes.

Vice Chairman Sadil: And there is no tree cutting whatsoever, I saw on the last page, there are no trees that are getting cut down.

Mr. Bongiovanni: Nothing around the swale there, around the edge of the building, there will be some areas, some trees that need to cut, but no significant clearing.

E. Hinckley: There is going to be grading along this area here, which may impact some trees.

Vice Chairman Sadil: Commissioner Clark.

Commissioner Clark: So the paved swale is now 19 years old?

Mr. Bongiovanni: No, the paved swale was built when?

Speaker: 1972.

Mr. Bongiovanni: The paved swale was built when the original complex was built when the original drainage...it is an open channel flow is what it is. Quite often it was designed that way because it was a cheaper way of doing it. It is no different than those you have on the side of highways; you have open channel flow rather than piping it. And it intercepts other water beside outlets in the system.

Commissioner Clark: Ok, so my question is, now that I know it is really old, it is paved. Is it in good shape?

Mr. Bongiovanni: Yes.

Commissioner Clark: What is the lifespan of this kind of a structure?

Mr. Bongiovanni: You know, typical pavement on a driveway or a sidewalk is 20-25 years depending on the design depending on the detail that was used. We looked at this and because it doesn’t get traveled on, there is no traffic, it is in good condition. We don’t see any need, if we saw a need to repair it, we would note that to be repaired while we were working back there.

Commissioner Clark: Thank you.

Vice Chairman Sadil: Commissioner Bachand.

Commissioner Bachand: I think it is safe to say you are taking some water out of there too with all of the impervious and the attenuation of the storm water.

Mr. Bongiovanni: We will, it is not a significant amount of water, but there will be some reduction.

Commissioner Bachand: So what it the total impervious of the entire project?

Mr. Bongiovanni: Of the entire project?

Commissioner Bachand: New impervious. Because you said that the entire project is going to drain to this new system.

Mr. Bongiovanni: I don’t have with me the actual impervious area that we are creating, I apologize, I can provide that to you at the next meeting. I will provide you with a couple of statistics. We are going to alter a little more than a tenth of an acre in this area here. There is probably around six to eight thousand square feet of impervious, but I can get you that exact number at the next meeting.

Commissioner Bachand: Also that maintenance facility, this is strictly for the use of the day...the children’s center?
Mr. Bongiovanni: No, the whole complex. The housing and the day care are all owned by the same organization. They have grounds keepers and things like that. So, on the lower level they will store the plows, the mowers and things like that and on the upper level will be an office.

Commissioner Bachand: So the entire complex is non-profit?

Mr. Bongiovanni: Yes.

Commissioner Bachand: Oh, I didn’t realize that. I thought this was an apartment complex.

Mr. Bongiovanni: It is an all subsidized housing.

Mike LeGrant: [inaudible]

Vice Chairman Sadil: Let’s go to the microphone and state your name again so that we have it for the record.

Mike LeGrant: I am the housing management agent for Newington Interfaith Housing. Newington Interfaith Organization is a non-profit organization. It was originally a HUD loan that allowed them to construct 114 units of affordable housing, and it has remained a non-profit since its inception.

Commissioner Bachand: Interesting.

Vice Chairman Sadil: Any other questions from the commissioners?

Commissioner Bachand: I actually have one more.

Vice Chairman Sadil: Commissioner Bachand.

Commissioner Bachand: The maintenance facility looks like it’s got garage bays, so I was thinking, and you mentioned the equipment, lawn and maintenance equipment. I am a little bit worried about washing even though your attenuation treatment system is right there.

Mr. Bongiovanni: No. There is no vehicle car washing and things like that will take place.

Commissioner Bachand: On all of this equipment?

Mr. Bongiovanni: No.

Commissioner Bachand: I think that that would be the natural use of that and what would be expected to be done there.

Mr. Bongiovanni: I suppose you could clean a lawn mower, but I think that is an ancillary use, not a primary use of this.

Vice Chairman Sadil: All right, if there are no further questions, we can table this until the next meeting to get your approval and give the public a chance to comment on it if necessary. Thank you. Moving on with agenda, next item VI. Old Business Application 2019-05, 23 Nathan Hale Dr, Shed, Deck, Pool and Carport in the Regulated Area, Owner/Applicant, 23 Nathan Hale Dr, Newington, CT 06111.

VI. OLD BUSINESS

A. Application 2019-05, 23 Nathan Hale Dr, Shed, Deck, Pool and Carport in the Regulated Area, Owner/Applicant: Volodymyr Pylypyv, 23 Nathan Hale Dr, Newington, CT 06111

Peter Plewa: Hello, good evening...

Vice Chairman Sadil: Please state your name and address for the record.

Peter Plewa: My name is Peter Plewa. I am substituting for my friend, my close friend, this is his mother. So I am just here to translate and help out with whatever needs to be translated.
Vice Chairman Sadil: And you are...I believe that the soil scientist is present this evening. Name and address for the record.

Scott Stevens: My name is Scott Stevens, I am a registered professional soil scientist with Soil Science Environmental Services out of Rocky Hill, Connecticut.

Vice Chairman Sadil: So, I guess we will talk about your report first, or, is that...

Mr. Stevens: [inaudible]

Vice Chairman Sadil: Yes. Let's go over some questions we had from the last time you had your report submitted. We tabled that to this meeting. I read your report and I have a few questions.

Mr. Stevens: Sure.

Vice Chairman Sadil: On the map, what does WF1 and WF7 stand for on the map?

Mr. Stevens: Those are my wetlands flagging numbers.

Vice Chairman Sadil: Those are wetland flags, one through seven?

Mr. Stevens: One through seven, right. Basically it is a perennial water course. I believe it is a ditched water course. There was, as you can read through the report, there was an extensive amount of filling that occurred prior to our, the client here purchasing the property. It was probably in the late sixties, early seventies that a substantial amount of filling occurred. That is probably why the town wetland map shows a wetland that is much more extensive than what is actually out there today. There is anywhere from a foot and a half to three feet, even three and a half feet of fill in certain areas. There is literally no wetland vegetation growing, it is maintained as a mowed lawn with upland grasses, clover and different upland plant species growing in the lawn.

Vice Chairman Sadil: You mentioned the fill. Does that explain why you go from 109 to 308 on your map? That is a wetland soil to a non-wetland soil.

Mr. Stevens: That is correct.

Vice Chairman Sadil: That probably explains the growth transition right there.

Mr. Stevens: Right. When I originally took this job on, I looked at all the town maps and I figured I would go out and go pass the pool and I would see skunk cabbage and sustained water, but it is completely different than that. I have a copy of an old, the 1950, the 1950s SCS map and they actually show a wetland in this area and behind these houses and actually going across to Nathan Hale Drive. So, everything has been altered, there has been storm drainage in the streets, and like I said this water course has been ditched; it is pretty deep, it has gone down maybe two to three feet deep.

E. Hinckley: And there is a pond to the north there.

Mr. Stevens: Ok. Like downstream you mean?

Mr. Plewa: The park is up here somewhere.

Mr. Stevens: And you can even see on my map, like over near 29, there is a double catch basin and we walked slightly on the to neighbors property and we found the pipe, the outlets from the catch basin. Down in that area it is standing water, dense skunk cabbage and all that. Up around these properties, like I said there is one and a half to three feet of fill. Generally ground water is at two to three feet below grade. There is also some, as I noted on the map, there are some area drains, and I think the one we had, we had some water, maybe 20-21 inches at the bottom of the area drain. They, I guess the clients did actually put a hose into the pipe that heads I think west...

Mr. Plewa: Yeah, it goes from the middle of the yard.

E. Hinckley: It flows 50 yards west.
Mr. Stevens: They put a garden hose in there and they found the actual discharge point of that.

Mr. Plewa: We have a video of that we can show you. It is up to you.

E. Hinckley: The other houses are the same way, they are all discharging into that same swale. If the commissioners want to see it, it is up to them.

Mr. Stevens: And within the fill I was finding little pieces of pavement, and different colored stones and fill that is not typical for the reddish soils that are in that general area. So, it was really difficult digging to get down through some of this fill. I was probably dug like 20-30 holes and I was there for two or three hours just digging holes and trying to figure out what was going on, because it was a real headscratcher for me too.

E. Hinckley: It was certainly filled when developed [barely audible, microphone not working.]

Vice Chairman Sadil: You think that this paved driveway that is going in, can that drain handle that, is it anything that is sloped, can that drain handle any runoff? Now that we are adding impervious on to the property, does that have any impact?

E. Hinckley: I believe that the paved driveway exists, he is just calling it paved driveway where he is going to put the car port.

Vice Chairman Sadil: Oh, its...

E. Hinckely: Is the driveway paved now?

Mr. Plewa: Yeah, it is paved.

Vice Chairman Sadil: He is just putting a cover over it.

E. Hinckley: Yes.

Vice Chairman Sadil: All right. Ok. Were there any borings taken? Did you take seven borings in that where you described the wetland boundary?

Mr. Stevens: Oh I dug, like I said maybe 20-30 holes all around that area to try to figure out...

Vice Chairman Sadil: The only thing lacking here is showing where you did the borings,

Mr. Stevens: I basically did a grid. I probably did three or four borings the width of the property; and then probably every 25-50 feet, I was digging holes, probably from the pool area all the way back to the woods.

Vice Chairman Sadil: Right, but I am particularly interested at the wetland boundary. Is there any evidence that...

Mr. Stevens: It is a real obvious line. Like I said it drops off maybe two to three feet into fill where the water is flowing and there is skunk cabbage.

Vice Chairman Sadil: Ok. With regards to the report, do the commissioners have any other questions? Commissioner Clark.

Commissioner Clark: When you just referred to wetland boundaries, did you mean watercourse boundary?

Vice Chairman Sadil: Well, yes, right.

Commissioner Clark: Ok.

Vice Chairman Sadil: We are pushing it over to the west, then I just want, is there any evidence of a boring there, just to say hey for the history, if they ever want to sell the property or if there is ever
a question again. For the record. I’m not...we will have evidence. With electronic media, it is very easy to snap a picture saying that it what is looked like in that spot.

Mr. Stevens: There very well likely was buried wetlands. If you go down past two and a half, three feet, I was hitting some relic wetland soil profiles. But I said generally is was more than two to three feet down.

Vice Chairman Sadil: Ok, then let’s move on...Commissioner Paskewich.

Commissioner Paskewich: Why did you go beyond the standard of two to three feet limit to dig down?

Mr. Stevens: Generally we want to make sure that there is two feet or more of fill, it there is less than two feet of fill then generally we would consider that a shallow fill and if say there was a foot, foot and a half of fill and I had a very poorly drained soil beneath it, it would still be considered a wetland. You have to generally have two feet of fill over original wetlands in order for it not to be a wetland any longer.

Commissioner Paskewich: Two feet or more.

Mr. Stevens: Right. That is why with every hole I was trying to go down, basically as far down as my auger to go to see what the subsoil was.

Commissioner Paskewich: Thank you.

Vice Chairman Sadil: Ok. I do have a question now in regards to your map. I noticed that you moved your shed back.

Mr. Plewa: Yes.

Vice Chairman Sadil: It says here 50 feet. I would like to know what his line is here. Is this the new wetlands boundary here? There is no label here, I see you just drew a tangency here and up, and this is...what do these lines represent? I would like to have that labeled on the map, what that describes.

E. Hinckley: The question is, what is this line here? Is it the new wetland line? I know that the father made the drawing.

Mr. Plewa: Yeah, this line here.

Mr. Stevens: This line here? I’m not exactly sure what that means.

Vice Chairman Sadil: I think that was the old legacy line and I think that is why the applicant hired you to survey the property. I would like to have that new wetland line on the map for documentation and what that buffer is there on this map.

Mr. Plewa: This line represents, I forgot what we were talking about there...

Mr. Stevens: The watercourse.

Mr. Plewa: The watercourse trail, that is what this represents.

Vice Chairman Sadil: So I would like to have that, the final copy have that, the map, ok, I would like to have that new wetland line called out on the map so we know for the future. You paid good money to have this done, so we want to document his findings on your map.

Mr. Plewa: Ok, so pretty much you want us to update where the wetland starts?

Vice Chairman Sadil: Right.

E. Hinckley: Once we finish tonight, and any comments I will get them to Vlaj and he will get them to us on the final map.
Mr. Plewa: Ok.

Vice Chairman Sadil: Commissioner Clark.

Commissioner Clark: I have a question for the soil scientist. You have given us a nice clear picture of this neighborhood. Historically, way back when, what was once a, we assume, a thriving wetland was filled in and all of the, at least the contiguous lots, are in the same shape like this property with drainage and they all look the same.

Mr. Stevens: I mean, I looked a little bit at the...

Commissioner Clark: I know you weren’t on those properties.

Mr. Stevens: At the soil to the north, I believe it was and there was all pine trees and upland species growing there. I did not really do on to the property where it shows the shed on the line, I did not go on that guys property. But I would imagine yes, there is basically similar fill on all of those properties.

E. Hinckley: He also pointed out that double catch basin in the road is discharging water to that point as well.

Vice Chairman Sadil: Commissioner Bachand.

Commissioner Bachand: Question for our staff. Is this kind of a map amendment, or just a modification to the plot plan. How does that work?

E. Hinckley: Basically the applicant has gone through the trouble, he is not really going for a full map amendment process. But like what has been done for many applicants in the past applications, the soil scientist has flagged the wetlands and we are going to document it on the final plan that the wetlands was flagged by Mr. Stevens on a certain date and you guys can choose to accept is as part of this application and it won’t ever officially change the map. At some point in the future, if someone wants to do a map amendment, they can use this. This practice was used a lot in the last 10 or 15 years as far as map amendments.

Commissioner Bachand: You are kind of setting a precedent for the neighbors. At some point would the town get involved and do a map amendment? Because clearly this is not a wetland going through these people’s back yards.

E. Hinckley: It is on private property. If there were some kind of grant funding, whatever, I don’t know.

Commissioner Bachand: So if the guy next door went through the same process, he would have to go through the same process.

E. Hinckley: You don’t to hire a soil scientist. If the original wetland line came up to the back of the house and they want to do improvements...

Commissioner Bachand: I understand.

E. Hinckley: Say like this guy to the south, I am not aware of any application for that shed that is there, and some of these items could pre-date wetlands.

Commissioner Bachand: I am saying that this is setting a precedent for the neighbor.

E. Hinckley: Yes.

Commissioner Bachand: If a neighbor wanted to do it...

E. Hinckley: Yes, he could say my neighbor did this and I want to do the same.
Mr. Stevens: I understand the house was built in 1971, so probably the road and all of the subdivision was...

Commissioner Bachand: It was probably filled, the whole town was filled.

Vice Chairman Sadil: I have a question, my final question. What is the significance of the 50 feet? Why is that? Out of all the numbers, why is that significant?

Mr. Plewa: Significant? Can you clarify it, what do you mean by significant?

Vice Chairman Sadil: Ok, why not 75 feet? Why is it a 50 foot distance? How as that arrived at?

Mr. Plewa: Ok, well I guess originally the shed was going to be closer, and this is showing the distance that is now necessary to be ...

Vice Chairman Sadil: Right, I understand that, but just out of curiosity why 50 feet? What made you choose 50 feet, why not 60? Was there some sort of milestone or marker there to make you choose...

Mr. Plewa: Yes, I believe they have the garden right here and it comes right up to the garden.

Vice Chairman Sadil: I just want to note that for the record that is the reason why. It was your judgement, there was not science involved there, or soil scientist recommendation or anything like that.

Mr. Plewa: It wasn’t planned, but it basically seems to be aligned with the other neighbors shed. I don’t know if it is shed or a carport. Ok, a shed.

E. Hinckley: I can clarify that point. After the last meeting and everyone was concerned about that shed; what I did is I took this drawing and I drew a line from the back of the shed to the back of the garden and I said try and move that shed up to this line, I think that will go over better with commission. Even if it 20-30 feet away from where it is, I know that was a concern of it being located right next to the watercourse.

Vice Chairman Sadil: Commissioner Bachand.

Commissioner Bachand: So that 50 feet is from the watercourse or proposed for this site’s upland review area.

E. Hinckley: No, it is the actual watercourse.

Vice Chairman Sadil: And we will make a condition that the map will be revised before we finalize the plan. We will make it a condition of the permit to have the updated wetland boundaries on the map.

E. Hinckley: We have basic conditions talking about the mapping, the mapping has to be produced on a final Mylar to us before it is signed off.

Vice Chairman Sadil: It can be covered under a standard condition.

E. Hinckley: I think so. It would be condition 3.

Vice Chairman Sadil: All right, is the application complete and are there any further questions. All right, Mr. Hinckley is the application complete?

E. Hinckley: Yes, it is.

Vice Chairman Sadil: Ok, if you could pass out the conditions. Commissioner Bachand, do you feel comfortable voting on the application tonight?

Commissioner Bachand: That was what I was just going to ask you, do you have a quorum otherwise?
Vice Chairman Sadil: Ok, so what is your take...

Commissioner Bachand: I am fairly comfortable, I don’t think it is that complicated. I understood from what I read. I read a little bit about it before. I just have one more question. Will there be this new upland review line on the map I suppose.

Vice Chairman Sadil: Yes, I was just asking Eric that. We don’t need a special condition, it is standard condition number 3. It will be revised with the new wetland boundaries.

Commissioner Bachand: I guess I feel comfortable enough with it.

Vice Chairman Sadil: Thank you Commissioner Bachand. Commissioner Manke, you feel comfortable enough to vote?

Commissioner Manke: Yes.

Vice Chairman Sadil: Ok, thank you. So let’s review the conditions, the standard conditions. Are you ready?

Commissioner Clark: It is just the standard conditions, and there were no special conditions; the standard conditions include what we were talking about in a general manner.

Vice Chairman Sadil: Yes. Can I get a motion from the secretary on the conditions of this application.

Commissioner Clark: I’m sorry, is this a motion on the conditions or it is a motion on the application?

Vice Chairman Sadil: I think it is a motion on the application.

Secretary Clark: Ok, I move that permit for exception and permission to proceed for Application No. 2019-05 to be granted a summary ruling.

Vice Chairman Sadil: Ok, so moved. Can I have a second.

Commissioner Manke: Second.

Vice Chairman Sadil: I have a second from Commissioner Manke. Further discussion? All in favor?

Commissioners: Aye.

Vice Chairman Sadil: Opposed? Abstentions? Motion passed unanimously.

Mr. Plewa: Thank you very much.

Commissioner Clark: May I make a statement after the fact? Just a general one?

Vice Chairman Sadil: Commissioner Clark. Ok.

Commissioner Clark: I would like to state that how much I appreciate the soil scientist being here and how much clearer the application was with the presence of the soil scientist in the applicants favor.

Vice Chairman Sadil: Good luck. Moving on to agenda item VII. Public Participation on Non-Agenda Items. Would anyone like to come forward for two minutes to discuss anything?

VII. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
(each speaker limited to 2 minutes)
- None

VIII. COMMUNICATIONS AND REPORTS
A. Agent Communications

E. Hinckley: I did two agent approvals. One was at 10 Harding Avenue for an above ground pool and the second one was at Kimberly Road for the replacement of a stoop. Both were in the URA and Jeff had reviewed the plans. The other item of interest is the community workshop on the POCD (Plan of Conservation and Development) for the Town of Newington on August 28th at Newington High School. There is consultant that is going to be there, Glen Chalder, so other bodies like TPZ, I believe he has met with the chairman of TPZ and he has requested a meeting with Jeff, but they haven’t been arrange that yet, so he suggested that the commission as a whole, not sure how many members would like to go to this community workshop in August.

Commissioner Clark: Date again?

E. Hinckley: It is the 28th of August. I’m not sure of the details, but I will send it out to you when I get that if you are interested. That is all if have for communications.

B. Vernal Pools

Commissioner Paskewich: At the last meeting I had reported that I finalized any research regarding vernal pools and utilizing the Cromwell regulations, so I would like to know how we are going to move forward with that.

Vice Chairman Sadil: Well, um, should we make that an agenda item for next month?

Commissioner Paskewich: That will be fine.

Vice Chairman Sadil: Ok. Mr. Hinckley, would that go under Communication and Reports, correct?

E. Hinckley: If you guys choose to amend the regulations, you know what the process is. We have to send it to Council for approval, if you choose to do that. There are currently no legal updates, at least that I am aware of that need to be done. I still hear that new model regs are coming someday soon; I’ve been hearing that for three years. [barely audible – mic not working]

Commissioner Paskewich: The state is working on a Forest Action Plan for 2020 and I believe they are going to include wetlands. I was on the drafting council. There are more things coming forward, I just wanted to know when we were going to draft this and how. I’ll still be doing research on vernal pools and other aspects of them, this is not the end of it.

C. Invasive Plants

Commissioner Clark: Nothing to report at this time.

Vice Chairman Sadil: Commissioner Bachand.

Commissioner Bachand; I just want to take the opportunity to apologize for not being at the meeting last month, I just spaced on it. Maybe an email from Erik reminding us of our meeting. It was the first one that I missed.

IX. ADJOURNMENT

Motion to adjourn the meeting by Commissioner Manke. Seconded by Commissioner Bachand. Motion passed unanimously. The meeting adjourned at 7:46 p.m.

Respectfully submitted,

Susan Gibbon
Recording Secretary