CALL TO ORDER
Chairman Zelek called the meeting to order at 7:00 p.m. in the Helen Nelson Meeting Room

ROLL CALL
Jeffrey Zelek
Andreas Sadil
Kathleen Marie Clark
John Casasanta
Philip Block (arrived at 7:02 p.m.)
Peter Manke
Alan Paskewich
John Bachand

Also present:
Erik Hinckley, Inland Wetland Agent
Susan Gibbon, Recording Secretary

(These minutes of the September 17, 2019 meeting are verbatim.)

Chairman Zelek: We have a full quorum. We will move on to the next item, Public Participation on Non-Agenda Items. If any members of the public wish to speak, please come forward.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
(each speaker limited to 2 minutes)

Chairman Zelek: Seeing none, we move on to Acceptance of Minutes of the Regular Meeting of August 20, 2019.

ACCEPTANCE OF MINUTES
A. Regular Meeting Of August 20, 2019

Chairman Zelek: Any corrections from the commissioners? Commissioner Sadil.
Commissioner Sadil: I make a motion to accept the meeting minutes from the Conservation Commission meeting of August 20, 2019.

Commissioner Manke: I second.

Chairman Zelek: Second from Commissioner Manke. All in favor?
Commissioners: Aye.


NEW BUSINESS

Chairman Zelek: We have none for this evening. Moving on to Old Business - 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.

OLD 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

Chairman Zelek: If the applicant is present could they please come forward and state your name and address for the record.

Erik Hinckley: Mr. Chairman, very quickly. I believe at the prior meeting Commissioner Manke recused himself from this...

Chairman Zelek: That is right.

E. Hinckley: So I don't know if you want to seat anyone else.

Chairman Zelek: Yes, Commissioner Manke has informed me that he is going to recuse himself from this. I am going to seat Commissioner Bachand for Commissioner Manke for this application only.

Alan Bongiovanni: Thank you Mr. Chair, staff and commissioners. For the record my name is Alan Bongiovanni, I am a licensed surveyor for the State of Connecticut, and I am representing Southfield Children's Center in the application. As you recall, we were here last month, we started our presentation and we talked about existing conditions and our proposal to construct, if you will just bear with me....

E. Hinckley: There is a mouse attached to that.

Chairman Zelek: And just to clear up the record Mr. Bongiovanni, we didn't meet last month, we tabled the application.

Mr. Bongiovanni: I'm sorry, you are correct. So, we submitted plans on the application for a proposed addition to the day care center, this is the existing day care center, we are doubling it in size. We will be adding a 1,200 s.f., eleven hundred and change square foot, office/maintenance facility for the complex. The wetlands are actually at the north end of the property. The mapped wetlands cut across the corner of the property. We had a soil scientist go out there; they are actually north of the property, so we have our regulated area in this area. Our proposal is to impact some of the upland review area, with no impact to the wetlands. That swale that is in this area here, that is part of the existing swale, the existing drainage. That captures I think almost all of the storm water runoff from the development that is to the east and to the south of this portion of the site. It then goes from there, down towards the brook that crosses through the Young Farm. This was built sometime in the 70's and has a, functions well for that period of time. There has been recently, as a side note, some flooding on the Young Farm, some ponding at the brook and some of that is due to forces and reasons beyond our control. They seem to think there may be beavers and there are some branches and debris in the water that is causing some ponding. There was, over the years, sediment build up in this area and it was brought to the applicants attention and they immediately when out with equipment and cleaned up the accumulated sediment that was built up over the years. Because of the way pavement is maintained today, that should not be a problem. That was unchecked sand and sediment that accumulated from winter plowing. The swales, if you look at them today, are clean; they were cleaned in the Spring when I did my initial survey work, so we don't think sediment is going to be a problem. But when meeting with the town engineer and town engineering staff, particularly Erik, on site, we came up with a solution of incorporating some check dams in this area so that (1) it will reduce the velocity of the water as it flows in the existing paved swales, and (2) any sediment that does or may flow down that swale will get trapped prior to exiting the site and entering the water course. So that is a maintenance issue that we are addressing from concerns brought to us from the town staff. Having said that, when we made the application initially, we did it in conformance with an agreement we made with the engineering department on how to best handle the drainage and how to handle their low impact design criteria. The application as submitted, we believe addressed that. It had an underground storage system so that all of the water was captured, brook and site, in this location, stored, reduced in velocity, treated through an isolator row and then exited out to the existing swale here and then off the site. Through comments from the engineering department and the planning and zoning process, they then thought that maybe this didn't meet their low impact design criteria. So what you have before
you today is a revised set of plans and that is what I will focus our discussion on. The difference between
this set of plans and the revised ....

Commissioner Sadil: Excuse me, what page should we be looking at?

Mr. Bongiovanni: I would go to...

E. Hinckley: This is sheet 10, the one you have up on the screen...

Mr. Bongiovanni: Yeah, I would go to sheet 10, that works best. This reflects all the comments
we received from the engineering department, we still haven’t received word that this is acceptable, but
we did get guidance from the town engineer that what we are presenting should work and we are still
waiting for their technical review on that. But the only difference between this plan and the one we
originally submitted is this area. We still have the same storm water detention, we designed a different
outflow from the detention area, so what happens is as the first flush of rain comes down, the first inch of
rain where you get most of your pollutant runoff, we are going to let it run though the system, bypass
right through our outlet into water quality pond in this area. We don’t have soils, native soils that are
conducive to infiltration, but we do have constructed media soil, we are actually going to put in a bio-
filter so that any stormwater that reaches the pond, will be filtered by the media soil that we create. It will
drain to the bottom to an underdrain and then exit from this location here into the swale here. In the
largest storm events, the restriction within the outlet flow will meter the flow so that we have no increase
in runoff from this site any greater than it runs off today. That is our storm water plan, as I said, you
know, there are some tradeoffs. One of our concerns when we first met with engineering back in January /
February of this year as how to best address your concerns, the towns storm water manual, the LID
requirements and what we knew would be concerns from this commission. The less work we can do in
the upland review area, I am sure you are more comfortable with. This is the direction they requested we
go in, we think it will work properly, it does meet, according to the town engineer, their design criteria of
low impact design, a guideline so that we will have little or no disturbance in the upland review area, but
the net effect will be better water quality reaching the wetlands from the site. I think that kind of explains
it. If you have any questions, I will be happy to answer them.

Chairman Zelek: Commissioner Bachand.

Commissioner Bachand: So are we eliminating the underground retention system? How is that
going to function after you let the first inch though? It is going to back up into and sit in there?

Mr. Bongiovanni: Exactly. It is designed so that after the first inch of rain, it will bypass directly
right through that structure and not get detained. As the water builds up it gets restricted and then it backs
up.

Chairman Zelek: Commissioner Block.

Commissioner Block: Yeah, up at the top of the page, on the bituminous path it looks to be a
crushed rock sweer, just above where it says connecting to the existing twelve inch.

Mr. Bongiovanni: Those are, those are ...

E. Hinckley: Those are proposed.

Mr. Bongiovanni: Those are check dams that we are proposing to install. That is to address
comments from engineering, kind of outside this development to maintain existing drainage. These check
dams we will be installing as soon as we hear that he likes the design plan, so that will prohibit any
sediment getting into the existing drainage system on the Young Farm.

Commissioner Block: The elevation is above the bituminous path?

Mr. Bongiovanni: It is, this is impervious, it is modified riprap covering and then the inside is a
three inch stone.

E. Hinckley: There is a detail on sheet 20 Phil, there is detail on the check flow dam.
Chairman Zelek: I would like to point out to the commission, and I hope that the applicant agrees with this, the wording bituminous path, it is not intended to be a walking path, it is really a swoosh way for storm water. It is a paved swoosh way.

Commissioner Block: Oh.

Chairman Zelek: I have been informed by staff that there was an attempt to put in some check dams recently and the water velocity was so high coming down the bituminous path that it washed away the stones recently.

E. Hinckley: Yeah. The initial first rush is to try and control the sediment, I think they designed another plan, that is why I am waiting for the review from the town engineer so that the new design will satisfy him.

Mr. Bongiovanni: When I was talking with the staff in the field, we talked about three quarter inch stone being filtering stone; the owner being more than willing to accommodate had a truck load of stone delivered, made a nice little dam, but there was no armor to slow down the velocity and out detail addresses that. So that stone that washed down to the end of the paved swale will be brought back.

Commissioner Block: Ok, can I just make a suggestion then? Just to the left of the 100’ area, it says BIT Path...

Mr. Bongiovanni: Right, I see that, I thought that was taken off, I will make sure it is removed from the plan.

Chairman Zelek: So, I will throw this to the engineering staff. Does it make any sense, is there an opportunity here to maybe remove this and slow down the water?

E. Hinckley: There are always options. Like the applicant said, they are trying to reduce any disturbance in the regulated area as much as they can. It is really going to be up to, currently he does have approval from the town engineer, the site meets the LID requirements going forward. That certainly would have been a good idea to remove that swale and put in a bio swale instead, but it wasn’t recommended by the town engineer. Is there an opportunity to? Yes.

Chairman Zelek: Mr. Bongiovanni.

Mr. Bongiovanni: If I could, this bituminous swale is in lieu of a large pipe, With the velocity coming through there you run the risk, if we were to take that out, putting structure fabric in that and trying to get it be vegetated, this is such a high velocity swale I think it would be stone lined by the time you are done in order to make it stable. I don’t think most fabrics would last here without some stone or concrete paver type armoring and in the end, you end up with what you have. This has been functioning for 50 years; it moves the water and there is no scouring on the sides. I understand your question and the reason for trying to get better water quality, I think you run the risk of having more problems than benefits.

Chairman Zelek: I am looking for some way to improve the water quality as you mentioned, because I understand that the existing storm water catch basins don’t have sediment controls in place.

Mr. Bongiovanni: I am not sure that they all have traps; adequate traps and things like that; we can talk with staff about adding some traps. I don’t think that you want to tear out the basins and put in sumps. There is a program in place now where they are maintaining the basins on a regular basis, they are inspecting them annually and because they are not sanding, they don’t need to be cleaned every year but they are still doing the inspection. These are things that hadn’t really happened until the last 4-5 years.

Chairman Zelek: At the beginning of the presentation you pointed out an area of concern where there was some sediment and I had seen the pictures that the engineering staff sent to me in an attempt to clean up the area. I think I passed those on to the officers of the commission because there was such a large amount of sediment. Just explain how that won’t occur again in the future.
Mr. Bongiovanni: For a couple of reasons. One, they now have a system in place where they inspect the drains on a regular, where for several years, it functioned unchecked. Secondly, you have pavement maintenance in the winter, snow removal, that doesn’t call for sanding, they use salt now, as the town does. So, you don’t have that sand and sediment that accumulates over the winter, gets into the storm drain system unchecked and works its way down the drainage system. So, we’ve got a maintenance program in place, we are no longer sanding, and we are adding the stone check dams which will capture any sediment that may get there. If you look at the swales today, they have been working really well and they are clean, they were clean in the spring, they have been clean since last winter. So not much of anything is getting through there.

Chairman Zelek: So, Erik, have you had a chance to review the new check dam design?

E. Hinckley: No, the town engineer and the other engineer are reviewing them to make sure they meet our requirements. To me it looks good, I was out there today and as Mr. Bongiovanni said, the swales are clean, they have a nice blanket with a lot of the stone and they are going to pull some of that back to reinstall the check dam.

Chairman Zelek: Commissioner Sadil.

Commissioner Sadil: So where is that maintenance plan spelled out? Is it amongst the drawing? Just for the record.

Mr. Bongiovanni: We have a maintenance plan for our drainage in here. There isn’t, what I was talking about is how they maintain their entire site. We can add that language to this, that they maintain it as they do on a regular basis. It is inspected on an annual basis and cleaned as necessary. We can add that or you can add it as a condition or request that we put it on as one of our notes.

E. Hinckley: Either way would be fine, if you want we can have them put a maintenance schedule right on the plan. Is that satisfactory?

Commissioner Sadil: Yes.

Chairman Zelek: Any other questions from the commissioners?

Commissioner Sadil: Can you explain one more time that first inch of water, how does that work again?

Mr. Bongiovanni: The first inch of rain is generally the most problematic for water quality as you know. So, the first inch of rain is designed that a 12-inch pipe will accommodate that flow; without storming, it is called the water quality volume, that one inch of stone, that one inch of water. It is going to flow, the 12-inch pipe is going to carry right to that water quality pond that is being created. That has been designed so that is has the capacity to handle that first inch of rain or water quality volume. So, we are letting it bypass through our structured storm water system into this created pond and pervious soil, this media soil that we are putting in there and that has enough void space that in the shape of that basin so that the first inch of rain is captured there instead of the detention system.

Commissioner Sadil: That structured detention system, as you said, currently exists.

Mr. Bongiovanni: No, that is proposed; it is all proposed to capture up to the 100-year storm.

Commissioner Sadil: And the design of that you said is still under review.

Mr. Bongiovanni: Yes.

E. Hinckley: There are details, on sheet 20, there are details pond and check points.

Chairman Zelek: Commissioner Block.

Commissioner Block: Yeah, on the right side there is a side route of pavement that goes up between the playscape area and the existing building, but it doesn’t terminate in any access or parking or whatever.
Mr. Bongiovanni: That is existing access, that was put in to accommodate the daycare if they had to have an emergency vehicle go close to the door, I think that that why that is there.

E. Hinckley: It is existing, and it was approved prior.

Gentlemen in audience: That predates the daycare center, that was maintenance access to the garage and there used to be a game room down there

Chairman Zelek: Commissioner Bachand.

Commissioner Bachand: You had mentioned that the retention system will handle a 100-year event. Before it overflows?

Mr. Bongiovanni: Yes.

Commissioner Bachand: What is a 100-year event, is it four inches in 8 hours?

Mr. Bongiovanni: I don’t have the exact numbers with me, that is all part of drainage system calculation. It is a one percent chance.

Commissioner Bachand: It is a one percent chance.

Mr. Bongiovanni: Yes.

Commissioner Bachand: One more question. Is there any, since we are bypassing this now, is there any separation options?

Mr. Bongiovanni: No, the way it works is all the storm water gets captured in catch basins and inlets or roof gutters, and piped through into our detention system. It is just that first rush, before we get a large magnitude of water, is allowed to pass through and that is captured in the water quality pond. That is the primary treatment for the water quality. It will pool the water, it will remove the nutrients and the hydrocarbons and it will flow the water out to the watercourse.

Chairman Zelek: Erik, when did engineering receive the revised plans?

E. Hinckley: We got the revised plans last Wednesday or Thursday, but I didn’t have the correct number of sets and they were delivered yesterday, so I could not get them in the mail to you.

Chairman Zelek: So for under a week you had them.

E. Hinckley: Correct.

Chairman Zelek: Any other questions from the commissioners? Do the commissioners feel comfortable voting on this this evening? There are a few things here: we talked about getting a maintenance plan put on here, possibly giving the engineering department a little more time to review these to see if they have more observations. Are you comfortable voting on this this evening without having a chance to go over these points? Commissioner Bachand

Commissioner Bachand: I am, I am comfortable.

Commissioner Sadi l: I’m ok as long as we add that as a condition on the application that the maintenance plan is added as well as engineering approves the final dams. Is that acceptable?

E. Hinckley: That’s fine. You want that as a condition?

Chairman Zelek: Commissioner Paskewich.

Commissioner Paskewich: I’ll go along and vote on it with the recommendations that Commissioner Sadil just made.

Chairman Zelek: Commissioner Casasanta.

Commissioner Casasanta: I am fine as long as the conditions are added.

Chairman Zelek: Commissioner Clark.
Commissioner Clark: I am fine with it.

Chairman Zelek: Ok, any other comments, concerns for the applicant before we go to vote.

Commissioner Bachand:

Commissioner Bachand: I just have one more thing and I raised it at the last meeting and that was my concern of the maintenance facility and washing vehicles.

Mr. Bongiovanni: There is no washing of vehicles...

Commissioner Bachand: Or any of the equipment.

Mr. Bongiovanni: No, there isn’t going to be any of that. There could be hosing off of a lawn mower, and getting the stuff scraped up and thrown in trash can. They do that stuff now, they just do it in the parking area, now they will have an indoor facility to be able to that and store the equipment.

Commissioner Bachand: But that runoff will go in to that first catch basin to the east of the retention...

Mr. Bongiovanni: It is really not intended to leave outside the building. Yes, there is water when they wash something and it will go to that basin, but there will be a trap down there. The intent is not to wash equipment there.

Chairman Zelek: I know you heard about getting your mylars to us in a timely manner. I just want to point out there is one condition where you have those mylars to us within six months of the approval of the permit.

Mr. Bongiovanni: I understand Mr. Chairman and we will endeavor to get them to you as early as possible.

Chairman Zelek: Thank you.

E. Hinckley: If you want, we can alter condition 3 and change it to a year, just as a different condition.

Chairman Zelek: Do you feel the need?

Mr. Bongiovanni: We’ve addressed 98 comments from the engineering department. The issue about the water quality pond was really a philosophical and not a technical thing. It was a change of heart on the engineering department. We are confident that we have everything addressed. There are some housekeeping items, if we get a response in a timely fashion, six months is more than enough for the applicant.

Chairman Zelek: Ok. Erik, are you able to create a condition for the couple of items we have addressed here.

E. Hinckley: Ok. I wrote: “subject to approval by the town engineer” and “the maintenance schedule for the paved swale shall be approved by the town engineer and affixed to the plan.” Are those?

Commissioner Sadil: And the design of the water dams, are those included?

E. Hinckley: Oh, ok.

Commissioner Sadil: Because that is still TBD, but we will accept engineering...

E. Hinckley: I just put “subject to the approval of the town engineer”

Chairman Zelek: You want to take five minutes to give you an opportunity to come up with that.

E. Hinckley: Sure.

Chairman Zelek: Ok, we are going to take a five-minute recess while the conditions are being written.

Recess
Chairman Zelek: I am calling the meeting back to order at 7:30 p.m. Erik, is the application complete from an engineering point of view?

E. Hinckley: Yes.

Chairman Zelek: Is there a motion Commissioner Clark?

Commissioner Clark: I move that the motion for application 2019-06 be granted a summary ruling and subject to standard conditions 1 thru 10 and in addition the following conditions: (11) The design of the check dams and plunge pools shall be approved by the Town Engineer and (12) A maintenance schedule for the paved swales shall be approved by the Town Engineer and affixed to the plan.

Chairman Zelek: Can I get a second?

Commissioner Sadil: I second.

Chairman Zelek: Second from Commissioner Sadil. Any further discussion before we go to vote? Seeing none, all in favor?

Commissioners: Aye.


Mr. Bongiovanni: Thank you very much.

Chairman Zelek: You’re welcome. Next item is Public Participation of Non-Agenda Items, any member of the public wishing to speak, please come forward and state your name and address for the record.

VII. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
(each speaker limited to 2 minutes)

Chairman Zelek: Seeing none, we move on to Communications and Reports. Agent Communications.

VIII. COMMUNICATIONS AND REPORTS
A. Agent Communications

E. Hinckley: You all should have received an email from me. For those that attended the POCD conference, I distributed the schedule from the town planner that you requested so you are all aware of the upcoming dates for various items that have to do with that. Otherwise, I am good.

Chairman Zelek: Next on the agenda Vernal Pools.

B. Vernal Pools

Commissioner Paskewich: Commissioner Sadil and I are going to collaborate on fine tuning the regs along with our regs and other surveys that I am compiling.

C. Invasive Plants

Chairman Zelek: Invasive Plants.

Commissioner Clark: Nothing to report.

Commissioner Bachand: I had something to say about vernal pools but wasn’t quick enough. I sent some pictures did those get distributed?

Chairman Zelek: That’s all right, you can make your comments.

Commissioner Bachand: If you guys got an email I sent, I asked if you cared to share them. Just some pictures I took of vernal pools up on Cedar Mountain on Labor Day.
Chairman Zelek: As I mentioned at our last special meeting, my email is down and I haven’t been able to get into my email since August.

E. Hinckley: I did not...if you want to send that to me again John. I am at my email capacity here.

Commissioner Bachand: I was leaving it up to you guys whether you wanted to distribute it. They are just some pictures. Interestingly the vernal pools are low, this is the time of year they are normally low, but with all the rain we had this year I found it interesting that, as a matter of fact I took some pictures of the Swamp Cottonwoods and how they are faring this year and that one is completely drained out too, not drained out, but low. Like I said, seasonably they would be at their lowest but I thought this year with all rain we had, because I have seen years where they never dry out, so some interesting anomalies occur on that mountain.

Chairman Zelek: Commissioner Paskewich.

Commissioner Paskewich: John, do you have any photos from last year?

Commissioner Bachand: Probably, because I’ve taken pictures...you want to compare them?

Commissioner Paskewich: I’d like to see both.

Commissioner Bachand: I don’t know if they would be exactly dated the same.

E. Hinckley: You are welcome to send that out to the other commissioners.

Chairman Zelek: It is not related to any application, so go ahead and feel free to share your information.

Commissioner Bachand: To the chain email?

E. Hinckley: Yes.

Chairman Zelek: All right. Anything else before we go to adjournment? Seeing nothing else, can I get a motion to adjourn?

IX. ADJOURNMENT

Motion to adjourn the meeting by Commissioner Block. Seconded by Commissioner Manke. Motion passed unanimously. The meeting adjourned at 7:35 p.m.

Respectfully submitted,

[Signature]

Susan Gibbon
Recording Secretary