

CONSERVATION COMMISSION MINUTES
MEETING OF JUNE 10, 2008
LOCATION: TOWN HALL MEETING ROOM, 83 MOUNTAIN ROAD
TIME: 7:00 P.M.

PRESENT: Arthur Christian, Chairman
Glenn Neilson, Vice Chairman
Barbara Chain, Treasurer
Jack Leahey
Bob Roberts

ALTERNATE: Andy Krar

RECORDING SECRETARY: Robin Newton

ABSENT: Thomas Heffernan, Secretary
Raymond Wilcox
Keith Golembiewski

CONSULTANT: Gerald Turbet, P.E.

I. CALL MEETING TO ORDER-7:00 P.M.

Chairman Christian called the meeting to order at 7:00 p.m. Andy Krar was appointed voting rights for Thomas Heffernan.

II. INFORMAL DISCUSSION

A. Robert Anderson-Spencer Pond Estates-Mountain Road

Tom Bulzak from EcoDesigns was present to explain to the Commission a new proposal for a piece of property that currently has a permit for a two lot subdivision. Mr. Bulzak explained that his client, Robert Anderson, acquired an additional parcel of land abutting the parcel that currently has a permit for two lots. Mr. Anderson is now looking for a six lot subdivision. There would still be no wetland or upland review area impacts. All of the original conservation areas would remain as shown on the existing permit. The subdivision would be served by a 750 foot long cul-de-sac road.

The issue with this site is that in order to develop the parcel there will be approximately 60-70% of the land disturbed. This is necessary due to the fact that the parcel has been previously excavated and there are many hills and valleys through out the parcel. For an example the road cut there is a 15 to 20 foot difference. There will be extra material taken off the site.

A discussion ensued concerning excavating or mining activities in Town and the Commission cautioned Mr. Bulzak that these types of activities are not allowed through the Zoning Regulations.

The Commission expressed concern over the amount of land disturbance even though there are no wetland impacts being shown. Robin Newton, Administrative Secretary for the Commission did point out that the soil scientist for the original application indicated the presence of vernal pools in areas on the site and that since the permit was granted there is a new 100 foot non disturbance buffer from any vernal pool area. Mrs. Newton indicated that Mr. Bulzak would want to have the soil scientist go back to the site and indicate the exact location of those vernal pools for the Commission.

With no further comment, Vice Chairman Glenn Neilson indicated to Mr. Bulzak that the Commission would like to see minimal land disturbance as possible and that he would need to look at the question of the vernal pool locations and the 100 foot non-disturbance buffer. Additionally, Mr. Neilson indicated that it would be beneficial to have some more specific cut and fill information to look at.

Mr. Bulzak thanked the Commission for their time.

III. DECISION

A. Permit #1523- Scott Nigro-Construction of a Single Family Home and Barn with Associated Grading-Copper Hill Road-West Suffield, CT. This property is located on the east side of Copper Hill Road nearest intersection being Phelps Road on Property owned by Victor & Patricia Nigro. Assessor's Map #6, Block #10, Lot #44 in West Suffield, CT.

Dave Palmberg from William Palmberg & Sons, LLC introduced himself for the record and stated he was representing Scott Nigro for this permit application. Mr. Palmberg explained that this application was for a one lot subdivision and construction of a single family home with detached garage and barn with associated grading. Based on comments made at the previous meeting the FEMA flood information has been added to the plans. The home is to be served by private well and septic system and there is a North Central Health District approval letter on file.

The proposed barn and road are located in the flood zone. Mr. Palmberg indicated that he did not see any issues associated with this. Mrs. Chain asked about the existing culvert and if it could handle a flood situation. Mr. Palmberg indicated that the current culvert handles the flows adequately and if there ever was a flood condition the water could topple over the driveway.

Finally, Mr. Neilson indicated that a swale located alongside the driveway would be beneficial due to the slope of the driveway to ensure that no drainage is directed onto an abutter's property. Mr. Palmberg agreed with that suggestion.

With no further comment, Glenn Neilson made a motion to approve the application of Scott Nigro for a one lot subdivision and construction of a single family home, detached garage, barn and associated grading to be served by private well and septic system in a Declaratory Ruling.

The following conditions will apply to this permit:

- 1-10) Suffield Conservation Commission stipulations 1-10 shall apply.
- 11) The existing driveway shall have a swale constructed along side the driveway to ensure protection to the abutter from drainage runoff.
- 12) The record should reflect that the existing driveway does go through a flood zone area and that the Commission has discussed this matter.
- 13) The existing gravel driveway shall have new materials added to the first 50 feet for the purpose of a construction entrance pad.

Bob Roberts seconded the motion which was made and carried unanimously.

IV. CONSULTANT'S REPORT

Robin Newton, Administrative Secretary gave the Commission a brief update on a legal seminar that she attended concerning farming exemptions under the State Statutes. Additionally, Mrs. Newton reported that the Department of Public Health was at Sunrise Park to look at the wells and a report is expected in the office within the next couple of weeks.

V. APPROVAL OF MINUTES FROM MAY 13 AND MAY 27, 2008

Barbara Chain made a motion to approve the minutes from May 13th and May 27th as written. Glenn Neilson seconded the motion which was made and carried unanimously.

VI. ADJOURNMENT

Glenn Neilson made a motion to adjourn the meeting. Barbara Chain seconded the motion which was made and carried unanimously. The meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Robin M. Newton
Recording Secretary