

**SUFFIELD CONSERVATION COMMISSION
MEETING MINUTES
MEETING OF JUNE 28, 2011**

PRESENT: Art Christian, Chairman
Glenn Neilson, Vice Chairman
Ray Wilcox
Tom Heffernan

CONSULTANT: Keith Morris

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

Chairman Art Christian called the meeting to order at 7:03 p.m. Consultant Keith Morris read the agenda.

DECISION:

Permit # 1562 — Wachs – Construct Pole Barn/Stone Wall Repair –1334 Newgate Road. This property is located on the east side of Newgate Road. Assessor’s Map 6, Block 11, Lot 51A.

There was not a quorum for this application as Chairman Art Christian had to step down as Chairman due to a conflict of interest. Mr. Christian’s son Art Christian Jr. is representing the applicant.

Therefore, an informal discussion followed on this application and it will put on the July 26, 2011 agenda for decision.

PUBLIC HEARING (7:30 P.M.):

Permit # 1563 — Alford Associates, Inc. - 15 Single Family Detached Units –Mapleton Ave. (Roesberg Property). Assessor’s Map 51H, Block 42, Lot 23. This property is located at 785 Mapleton Ave.

Chairman Art Christian opened the hearing and explained the procedural guidelines for the hearing.

Consultant Keith Morris presented his comments along with those of Town Engineer Gerry Turbet. The project involves the construction of 15 detached single family units on approximately 20 acres of land. Mr. Morris explained the wetland impact areas and work within the wetland review area. Mr. Morris and Mr. Turbet have a concern that the proposed storm drainage system will starve the upper

reaches of the wetland that are currently receiving overland flow and will not be once the storm drainage system is in place.

Consultant Morris also recommended that a monitoring plan be required for the extensive planting plans proposed for the two storm water detention basins and pond. The plan should be for inspections/reports for at least two growing seasons to ensure the basins are working properly and the plants have taken root. Mr. Morris's last comment was that a recommendation be sent to the Zoning and Planning Commission requiring that Town Counsel review the Condominium Association Agreement to make sure that the basins and pond are maintained in good working order along with other ongoing maintenance issues.

Mr. Morris informed the Commission that Mr. Turbet's report, which they have a copy of, goes into detail regarding the pre and post development drainage areas and potential impacts on wetlands.

Chairman Christian then turned the hearing over to the applicant for their presentation.

Architect Biff Schechinger introduced the project engineer, Wilson Alford, P.E. of Alford Associates, Inc., and Edward Pawlak, Soil and Wetland Scientist, owner of Connecticut Ecosystems, L.L.C. Mr. Schechinger then went over the evolution of the project over the last year or so. There have been numerous revisions to the plan and meetings with town staff prior to the current proposal.

Soil Scientist Ed Pawlak then presented his wetlands report which was part of the submittal to the Commission. He explained the value and functions of the wetland areas and also went over a wildlife inventory he compiled during his numerous visits to the site. A "Species of Special Concern", a male Boblink, was observed once on site. The wetlands on site are mostly classified as wet meadows surrounded by uplands of active and fallow agricultural fields. Both detention basins and the proposed pond will have extensive plantings to create a habitat resource. Mr. Pawlak agreed that a monitoring plan for these areas should be put in place

Engineer Skip Alford then went over in detail the construction phasing of the project. The initial work will be to construct the detention basins which will act as sediment basins during the construction of the project. Numerous diversion trenches will be constructed that will direct runoff into the sediment basins. After construction has been completed, the basins will reduce peak runoff off site by fifty percent. The basins will be designed for a wet bottom to improve storm water renovation. The ponds are designed for the 100 year storm assuming one foot of water in the bottom of each basin.

Vice Chairman Neilson asked how much of a cut there will be on site. Mr. Alford stated there will be a 40' drop from the top to the bottom of the site and there will be excess material which will need to be removed from the site. There will be an approximately 5' cut at the top of the site. Mr. Neilson requested that a calculation of excess material be submitted.

Commissioner Wilcox asked why the wetlands need to be crossed. Mr. Alford stated they could propose long driveways but the project would not have the "old town look" the applicant is looking for. A discussion followed on the cuts proposed on site.

Chairman Christian then opened the meeting to the public:

Public comment:

Elzear Roy, Briarwood Homes Inc. – Mr. Roy asked why the Town would consider rezoning this parcel. As it is currently zoned, only 10 lots would be allowed. Chairman Christian stated that that discussion is for the Zoning and Planning Commission meeting.

Bill Kahn, 780 Mapleton Ave. – Mr. Kahn asked why the process had started without public comment. Vice Chairman Neilson explained the hearing process and stated this is the first step in which the public can comment.

Jim Kelly, 26 Farmstead Lane – Mr. Kelly asked if the proposed project would result in any changes in the conservation easement on his parcel. Chairman Christian stated that this development will not impact the easement on his parcel.

Kevin Stiles, 876 Mapleton Ave. – Mr. Stiles is very concerned with how the water will be handled. He does not want any additional problems from water on his property and is concerned with the impact of this project on Four Mile Brook.

Tom Walsh, 24 Farmstead Lane – Mr. Walsh asked what the steps of the approval process for this project were. Vice Chairman Neilson explained the process through Conservation and Zoning and Planning approval.

Karen Rolocut, 32 Farmstead Lane – Ms. Rolocut is concerned with the impacts of the project on wildlife in the area.

Melvin Chafetz, 803 Mapleton Ave. – Mr. Chafetz stated that wildlife in the area has decreased since Farmstead Lane was built. He also spoke in favor of the design of the project.

Commissioner Heffernan asked that more information be provided on how the Condominium Association works. A lengthy discussion followed on how a Condominium Association functions.

After a discussion on the hearing, Vice Chairman Neilson made a motion, seconded by Commissioner Heffernan to continue the hearing until the July 26, 2011 meeting of the Commission, at 7:30 P.M. the motion was made and carried unanimously.

PUBLIC COMMENT

None

CONSULTANT'S REPORT

Consultant Keith Morris stated that White's Pond was treated with copper sulfate on Friday, June 24, 2011. Mr. Morris also stated he has been contacted by Donna Blanchette regarding the fill brought in on her Bridge Street property. She would like to resolve the issue. After a lengthy discussion it was decided that consultant Keith Morris will ask Ms. Blanchette to loam, seed and mulch the area. If in the future Ms. Blanchette is proposing any activity within this upland review area, the Commission reserves the right to revisit this issue. Mr. Morris will inspect the area several weeks after it is planted to ensure it is stabilized.

APPROVAL OF MINUTES FROM JUNE 14, 2011

Commissioner Wilcox made a motion to approve the minutes as written. Commissioner Heffernan seconded the motion which was made and carried unanimously.

ADJOURNMENT

Commissioner Neilson made a motion to adjourn the meeting. The motion was seconded by Commissioner Heffernan and was made and carried unanimously. The meeting was adjourned at 9:05 PM.

Respectfully submitted by
Tom Heffernan