

**SUFFIELD CONSERVATION COMMISSION  
MEETING MINUTES  
MEETING OF AUGUST 28, 2012**

**PRESENT:** Art Christian, Chairman  
Glenn Neilson, Vice Chairman  
Norm John Noble  
Ray Wilcox

**CONSULTANT:** Keith Morris

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

Chairman Art Christian called the meeting to order at 7:00 p.m. Consultant Keith Morris read the agenda.

**PARKS SUPERINTENDENT REPORT**

This item is tabled until the September 25, 2012 meeting.

**ACCEPTANCE/POSSIBLE DECISION:**

**1. Permit # 1584 – Suffield Academy – Site Plan Modification for Building Addition to Holcomb Hall and Related Site and Utility Improvements. This property is located on the west side of High Street, nearest intersection being Mountain Road. Assessor’s Map Number 33H, Block 30, Parcel 108.**

Consultant Morris stated that this application is for the construction of several additions to Holcomb Hall at Suffield Academy. The project does not involve any regulated activities and could be approved administratively at tonight’s meeting if the Commission wishes.

Patrick Booth, Chief Financial Officer for Suffield Academy went over the proposal. Also present was Kevin Johnson of Close Jensen, and Miller, the engineers for the project. A discussion followed on soil and erosion controls for the project and proposed drainage to accommodate the storm water runoff.

After discussion, Vice Chairman Neislon made a motion, seconded by Commissioner Wilcox, to administratively approve the proposal of Suffield Academy for the construction of an addition to Holcomb hall, with the following conditions:

- 1-11) Suffield Conservation Stipulations 1-11 shall apply (copy attached).
- 12) This project shall be subject to soil and erosion control inspections and fees by the Commission's agent during active phases of the project. The applicant is also responsible for dust control during construction of this project.

This permit is granted under administrative approval ruling as it is the Commission's opinion that the work, as proposed, will not have a significant impact on wetlands or watercourses. This property is located on the west side of High Street, nearest intersection being Mountain Road, Assessor's Map #33H, Block #30, Parcel #108.

The motion was made and carried unanimously.

### **DECISION:**

**Permit # 1583 – Trase – SFH – Halladay Avenue. This property is located on the west side of Halladay Avenue, nearest intersection being Sycamore Lane. Assessor's Map Number 35H, Block 48, Parcel 95-1.**

Consultant Morris presented this application for construction of a single family home. The application is complete and there is no work proposed within regulated areas.

Dave Palmberg of William Palmberg and Son LLC presented the site plan for the resubdivision of land and construction of a single family home. There is no work proposed within regulated areas. After a brief discussion Vice Chairman Neislon made a motion, seconded by Commissioner Noble to approve the plan of Kirby Trase with the following conditions:

- 1-11) Suffield Conservation Stipulations 1-11 shall apply (copy attached).
- 12) This project shall be subject to soil and erosion control inspections and fees by the Commission's agent during active phases of the project. The applicant is also responsible for dust control during construction of this project.

This permit is granted under a Declaratory Ruling as it is the Commission's opinion that the work, as proposed, will not have a significant impact on wetlands or watercourses. This property is located on the west side of Halladay Avenue, nearest intersection being Sycamore Lane, Assessor's Map #26, Block #28, Parcel 17. This permit will expire on December 18, 2016.

The motion was made and carried unanimously.

**PUBLIC HEARING (CONT.):**

- 1. 7:00 P.M. - Permit # 1582 – (1566) – O’Neill – 10 Lot Subdivision – 373 South Main Street. This property is located on east side of South Main Street, nearest intersection being South Street. Assessor’s Map Number 35H, Block 48, Parcel 95-1.**

Consultant Morris read a letter from Brian Denno, of Denno Land Surveyors, asking that this hearing be tabled so the applicant can follow up on the sewer tie in agreement with the abutter.

- 2. 7:30 P.M. - Permit # 1581 – Elm Construction LLC – 6 Lot Subdivision – Canal Road. This property is located on Canal Road, nearest intersection being East Street North. Assessor’s Map 87H, Block 55, Parcel 4.**

Consultant Morris updated the Commission on this application. The hearing was continued because the Commission had requested additional information. Tim Coon of J.R. Russo and Associates went over the new information. Based on the Town Engineer’s comments, they are now proposing to pipe the entire ditch along Canal Road. Town Engineer Gerry Turbet has conducted a preliminary review of the plan and has no initial problems. Also requested was a functional assessment of the isolated wetland on lots 4 and 5. Professional Soil Scientist John Ianni presented his report which states this wetland has limited functional value which he does not anticipate being negatively impacted by the project. Mr. Coon also stated that roof runoff from lots 4 and 5 will be collected and discharged to this isolated wetland as a means of recharging it.

Commissioner Wilcox asked several questions on the pipe along Canal Road. A lengthy discussion followed on the impact this pipe might have on the isolated wetland. Commissioner Wilcox also expressed concern over endangered species that may be on site. The applicant’s representatives shall investigate this further. Consultant Morris stated that the Commission only has jurisdiction over wildlife in wetlands that will be impacted.

Abutter Agnes Schulte expressed concern over the impact of salt from the driveways and if her property will be negatively impacted by the storm water runoff. Mr. Coon explained that there will be no increase in peak runoff from the project and that her land will not be negatively impacted.

A discussion followed on feasible and prudent alternatives for the project with consultant Morris reading excerpts from the regulations regarding this matter. The Commission would like the pros and cons of piping the ditch along Canal Road vs leaving it open.

With no more comments, Vice Chairman Neilson made a motion, seconded by Commissioner Noble, to continue the hearing until the September 11, 2012 meeting of the Commission. The motion was made and carried unanimously.

### **CONSULTANT'S REPORT**

Consultant Morris informed the Commission of a request for a memorial garden for a family that lost their daughter in a car accident several years ago. The family has been offered financing for the project and a landscape company has offered to donate their services. The family is looking for possible sites for the garden. After discussion, Commissioner Wilcox asked that the family contact him regarding having the garden located at Hilltop Farm. Consultant Morris shall contact the family.

### **PUBLIC COMMENT**

None

### **APPROVAL OF MINUTES FROM AUGUST 14, 2012**

Commissioner Noble made a motion to approve the minutes as written. Commissioner Neilson 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 Wilcox was made and carried unanimously. The meeting was adjourned at 8:50 PM.

Respectfully submitted by  
Tom Heffernan