

**SUFFIELD CONSERVATION COMMISSION
MEETING MINUTES
MEETING OF MAY 28, 2013**

PRESENT: Art Christian, Chairman
Glenn Neilson, Vice Chairman
Ray Wilcox (arrived at 6:55 P.M.)
Norm John Noble
Tom Heffernan
Andy Krar (arrived at 6:50 P.M.)

CONSULTANT: Keith Morris

CALL MEETING TO ORDER-6:00 P.M.

Chairman Art Christian called the meeting to order at 6:00 p.m. Consultant Keith Morris read the agenda. Chairman Christian asked for a motion to add RealDev Corp., 18 Lot Subdivision on Boston Neck Road, onto the agenda for discussion. Commissioner Noble made such motion, seconded by Commissioner Krar. The motion was made and carried. Chairman Christian stated this item would be discussed later on the agenda.

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

Permit # 1592 – Krystal Woods Developers LLC – 40 Lot Subdivision – Bridge Street. This property is located on the south side of Bridge Street, nearest intersection being Thrall Avenue. Assessor’s Map Number 55H, Block 47, Lot 14C.

Chairman Christian turned the meeting over to Dave Ziaks, of F A Hesketh, the applicant’s engineer. Also present was applicant Donna Blanchette. Mr. Ziak’s went over a revised plan for several of the houses adjacent to the upland review area. As per the Commission’s request at the last hearing, he was able to relocate some of the houses so that they are further from the upland review area. He also showed the Commission placards that will be placed along the wetland boundary on certain lots. Mr. Ziak’s then gave an overview of the entire project and application process.

A discussion followed on the details of the construction of the crossings. Mr. Ziaks stated the majority of work will be accessed from Bridge Street. He then detailed the mitigation proposed for the project. Vice Chairman Neilson asked that concrete plugging be used for the utility crossing of the wetlands. Chairman Christian then poled the Commission for any last comments.

Consultant Morris stated that it is his opinion that the applicant has done all they can do to comply with the regulations. He also stated that the Commission cannot approve the application unless they determine that prudent and feasible alternative does not exist and must state this as part of their motion.

Hearing no more comments the Chairman declared the public hearing closed.

A lengthy discussion of the project followed with Commissioners suggesting various conditions for the project if it is approved.

Commissioner Krar joined the meeting at 6:50 P.M. Commissioner Wilcox joined the meeting at 6:55 P.M.

After discussion, Vice Chairman Neilson made a motion, seconded by Commissioner Heffernan, to approve the application of Krystal Woods Developers LLC, for construction of a 40 lot subdivision with the following conditions:

- 1-11) Suffield Conservation Stipulations 1-11 shall apply (copy attached).
- 12) The tracking pads for both entrances to the site shall be extended to 100' and Connecticut DOT standards shall be met for road maintenance with sweepers and wheel washers utilized if necessary.
- 13) Full cut-off street lights shall be utilized for the new roads.
- 14) For lots with wetlands on them placards shall be placed along the wetland boundary. The location of the placards shall be determined in the field by the project engineer and the Commission and/or its agent. These lots shall also have deed restrictions placed on them limiting activities within regulated areas. The exact verbiage of the deed restrictions shall be determined by the applicant's attorney and Town Council, and approved by the Commission and/or its agent.
- 15) There shall be no tree clearing in the upland review area on individual lots without approval from the Suffield Conservation Commission.
- 16) As per the approved plans, the mitigation areas shall be monitored for at least two years, with any additional measures necessary being approved by the Suffield Conservation Commission before being implemented.

- 17) All vernal pools on site shall be enrolled in the State vernal pool monitoring program.
- 18) Prior to the start of work, and after all erosion and sedimentation control measures have been installed, a preconstruction meeting shall take place with the project owner, the project construction manager, and members of the Commission and/or their agent. The project is subject to erosion and sedimentation control inspections by the Commission's agent and the applicant is responsible for any fees associated with these inspections.
- 19) The applicant must employ an erosion and sedimentation control specialist during construction of the roadway and infrastructure. Biweekly reports must be submitted to the Commission. The erosion control specialist is responsible for insuring all erosion and sedimentation controls are maintained in good working condition and that any necessary additional controls are installed. They shall also insure that the detention basins are utilized as sediment basins during construction and are cleaned of sediments as necessary after the site has been permanently stabilized.
- 20) Concrete plugging shall be installed for all utility crossings of the wetlands.
- 21) The existing farm road shall be converted to wetlands as per the approved plans after its use for construction of the crossing nearest Bridge Street.
- 22) Any soil materials removed from the site must be disposed of at a location approved by the Suffield Conservation Commission.
- 23) After completion of the permitting process, a final set of plans shall be submitted to the Commission reflecting any changes that are required by other boards/commissions. If any of these revisions involve work within regulated areas, the applicant must also come back before the Commission for approval. These plans shall have all approval permits on the first sheet of the plans.

The Commission has determined through expert testimony that a prudent and feasible alternative does not exist for this proposal. The Commission is in receipt of plans entitled "Krystal Woods Subdivision, Inland Wetlands and Watercourses Activities Application", by F. A. Hesketh & Associates Inc., with a revision date of May 3, 2013.

As a recommendation to the Suffield Zoning and Planning Commission, it is recommended that all construction vehicles be required to enter and leave the site via Bridge Street.

This property is located on the south side of Bridge Street, Assessor's Map 55H, Block 47, Lot 14C This permit is granted as a Summary ruling as it is the Commission's opinion that the project, as proposed, shall not have a negative impact on wetland areas. This permit will expire on September 14, 2016.

DISCUSSION:

1. RealDev Corp. – 18 Lot Subdivision – Boston Neck Road

Consultant Morris explained to the Commission that this item was inadvertently left off the agenda for this meeting. The application was scheduled for a 7:30 P.M. public hearing this evening. After discussions with Town counsel, along with the applicant's attorney and the Connecticut DEEP, the only alternative was to add this item to tonight's agenda and then make a motion to reschedule the public hearing.

Commissioner Noble made a motion, seconded by Commissioner Krar, to schedule the public hearing for June 25, 2013 at 7:30 P.M. The motion was made and carried unanimously.

DECISIONS:

1. Permit # 1595 (Former # 1507) – Ready – 2 Lot Subdivision – Thrall Avenue. This property is located on the South side of Thrall Avenue, nearest intersection being Bridge Street. Assessor's Map Number 66H, Block 46, Lot 33-4.

Consultant Morris presented this application for construction of two single family homes. This application is formerly permit # 1507, which has expired. The application is complete. Mr. David Ziaks, of F. A. Hesketh and Associates was present to answer questions. Mr. Ziaks stated that the only change to the plans from the previous approval is the house locations, which were moved farther from the upland review area.

Commissioner Wilcox asked consultant Morris to review the regulations for changes that may have been made since the original approval. A discussion followed regarding the existing drainage problems on Thrall Avenue in the vicinity of the project.

After discussion, Vice Chairman Neilson made a motion, seconded by Commissioner Krar, to approve the application with the following conditions:

1-11) Suffield Conservation Stipulations 1-11 shall apply (copy attached).

The Commission is in receipt of plans entitled "Definitive Resubdivision Plans", by F. A. Hesketh and Associates Inc., dated April 24, 2013. 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 south side of Thrall Avenue, nearest intersection being Bridge Street. Assessor's Map Number 66H, Block 46, Lot 33-4. This permit will expire on December 28, 2016.

The Conservation Commission is also recommending that the Town Engineer be contacted regarding possible drainage improvements for the existing culvert under Thrall Avenue and also that the applicant investigate the need for an agricultural buffer for abutting property.

The motion was made and carried unanimously.

2. Permit # 1596 – Two Lot Subdivision – Quarry Road. This property is located on the north side of Quarry Road, nearest intersection being Phelps Road Assessor's Map Number 12H, Block 4, Lot 1.

Consultant Morris presented this application for construction of two single family homes on Quarry Road. The application is complete. Ed Lally of Lally and Associates went over the proposal.

The application is for the construction of two single family homes with on site septic systems. There is no work proposed within the upland review area. A lengthy discussion followed regarding what precautions can be made to prevent future work within the wetlands and/or upland review area. Mr. Lally suggested placing placards on trees along the wetland boundary and also language to be incorporated into the deed on each lot. Commissioner Wilcox also asked Consultant Morris to contact the NCHD regarding the wording of their permit for septic systems.

After discussion, Vice Chairman Neilson made a motion, seconded by Commissioner Noble, to approve the application with the following conditions:

- 1-11) Suffield Conservation Stipulations 1-11 shall apply (copy attached).
- 12) The limit of tree removal shall be marked in the field and then inspected by the Commission and/or its agent.
- 13) This site shall be subject to erosion and sedimentation control inspections by the Commission's agent and any fees associated with these inspections.
- 14) The applicant shall submit conservation restriction language to be reviewed by the Commission's agent that shall be part of the deed for each lot. Also, a final plan shall be submitted depicting the placement of placards along the wetland boundary on each lot.

The Commission is in receipt of plans entitled "Proposed Lot Division", by Ed Lally and Associates, dated January 18, 2013. 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 north side of Quarry Road, nearest intersection being Phelps Road. Assessor's Map Number 12H, Block 4, Lot 1. This permit will expire on December 28, 2016.

The motion was made and carried unanimously.

3. Permit # 1597 – Kennel – South Street. This property is located on the east side of South Street, nearest intersection being Sutula Road. Assessor's Map Number 36H, Block 35, Lot 9

Consultant Morris presented this application for construction of a kennel on South Street. Mr. Morris stated they are in receipt of a letter from the WPCA regarding the sewer capacity. Architect Chris Hill and engineer Alan Borghesi were present to answer questions. Mr. Borghesi stated that waste products shall be picked up daily and put into the sewer system. Any water from the indoor pool shall also be put into the sewer system.

A discussion followed on the storm drainage system and its potential impact to the conservation land to the east. Commissioner Wilcox will check into the matter. Consultant Morris stated that the Town Engineer conducted a brief review of the storm drainage calculations and agrees with the overall design.

After discussion, Vice Chairman Neilson then made a motion, seconded by Commissioner Krar, to approve the application with the following conditions:

1-11) Suffield Conservation Stipulations 1-11 shall apply (copy attached).

The Commission recommends that the applicant receive approval of the storm water drainage system from representatives of the farmland preservation land to the east.

The Commission is in receipt of plans entitled "Suffield Animal Center" by Borghesi Building and Engineering Co., Inc., dated May 9, 2013. 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 at 616 South Street. Assessor's Map Number 36H, Block 35, Lot 9. This permit will expire on December 28, 2016.

The motion was made and carried unanimously

EAGLE SCOUT PRESENTATION

This matter was tabled until a later date.

PUBLIC COMMENT

There was no public comment

CONSULTANT'S REPORT

Consultant Morris asked the Commission for suggestions for Eagle Scout Projects at Sunrise Park. Commissioner Heffernan suggested trail guides with points of interest highlighted on them. Commissioner Wilcox addressed the Commission regarding a recent complaint on the condition of Stony Brook Park trails. A discussion followed.

APPROVAL OF MINUTES FROM MAY 14, 2013

Commissioner Neilson made a motion to approve the minutes as written. Commissioner Noble seconded the motion, which was made and carried unanimously.

ADJOURNMENT

Commissioner Heffernan made a motion to adjourn the meeting. The motion was seconded by Commissioner Krar and was made and carried unanimously. The meeting was adjourned at 8:45 PM.

Respectfully submitted by
Tom Heffernan