

**SUFFIELD CONSERVATION COMMISSION
MEETING MINUTES
MEETING OF SEPTEMBER 24, 2013**

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

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

Parks superintendent Tom Drakeley presented his report to the Commission. The Park is booked weekends until mid November. The bridge has been fixed and he continues to work on the trails. Chairman Christian updated the Commission on the proposed dam work. The schedule for the work to be performed is now the spring of 2014.

PLAN ACCEPTANCE:

Permit # 1604 – Phillips – 3 Lot Subdivision – Ratley Road. The property is located on the corner of Oak Street and Ratley Road. Assessor’s Map Number 14, Block 16, Lot 2-B.

Consultant Morris presented this application and stated that there is no work proposed within regulated areas. After a brief discussion, Vice Chairman Neilson made a motion, seconded by Commissioner Noble, to accept the application and to put it on the October 8, 2013 agenda for decision. The motion was made and carried unanimously.

VIOLATION DISCUSSION:

Austin Street

The property owner was not present to discuss this matter with the Commission. Consultant Morris informed the Commission that he did have a signed certified receipt from the property owner informing them of the meeting.

After discussion it was decided that a letter will be prepared outlining the restoration work to be done with conditions. The Commission shall consult legal counsel regarding this matter.

DECISION:

- 1. Permit # 1601 – Reja Acquisition Corp. - 3 Single Family Homes (one existing) – Mountain Road. This property is located on the south side of Mountain Road, nearest intersection being Sunset Drive. Assessor’s Map Number 4H, Block 3, Lot 5.**

Consultant Morris stated that the applicant has requested an extension of the application in writing. Vice chairman Neilson made a motion, seconded by Commissioner Heffernan to table the application until the October 8, 2013 meeting. The motion was made and carried unanimously.

- 2. Permit # 1593 – RealDev Corp. - 18 Lot Subdivision – Boston Neck Road. This property is located on the south side of Boston Neck Road, nearest intersection being Settlement Circle Assessor’s Map Number 57H, Block 51, Lot 8.**

Consultant Morris updated the Commission. The public hearing was closed at the last meeting. Mr. Morris went over the information the Commission has compiled from Town Staff and North Central Conservation District Soil Scientist David Askew regarding the proposed wetland impacts.

Chairman Christian poled the Commission members. After discussion, Vice Chairman Neilson made a motion, seconded Commissioner Heffernan, to approve the application of RealDev Corp for an 18 Lot subdivision with the following conditions:

- 1-11) Suffield Conservation Stipulations 1-11 shall apply (copy attached).
- 12) A preconstruction meeting shall be held on site after soil and erosion controls have been installed and the wetland boundary reflagged. The meeting shall be attended by Commission members and/or their consultant, the applicant, and the site contractor. Contact information for all attendees shall be collected at this meeting.

- 13) A soil and erosion control specialist shall be hired by the applicant with reports submitted to the Commission during construction of the roadway and infrastructure. Reports shall be submitted biweekly and/or after every half-inch or more storm event.
- 14) After approval by the Suffield Zoning and Planning Commission, the applicant shall submit a final set of plans to the Suffield Conservation Commission with the SCC approval letter on the front cover of the plans.
- 15) The detention basins shall be over excavated and serve as sedimentation basins during construction. After the project is complete, all catch basins and detention basins shall be cleaned of sediments. A report shall be submitted by the applicant's consultant detailing the work and documenting the disposal of any sediment collected.
- 16) The applicant's attorney shall consult with the Town attorney to finalize verbiage to be put in the deed for those lots that have regulated areas on them. These include lots 1, 7, 8, 10, 11, and 18. The Commission is requiring the placement of placards on trees or posts on these lots to further identify the wetland areas.
- 17) Any agreements between the applicant and abutters to the property are not part of this permit.
- 18) It is recommended to the Suffield Zoning and Planning Commission that full cut-off lighting be required for this project.
- 19) Stumps must be removed from the site and disposed of in a proper manner with documentation of stump disposal being submitted to the Commission.
- 20) Any materials taken off site must also be disposed of in a proper manner with documentation being submitted to the Commission.
- 21) The Commission determined that a "prudent and feasible" alternative to wetland impacts for this project does not exist, as documented by North Central Conservation District's letter from Soil Scientist David Askew, dated September 9, 2013. However, the Commission is requesting that the twin 18" culverts proposed between station 12 + 00 and 13 + 00 and the surrounding wetland area be monitored for a two-year period after installation. Reports shall be submitted to the Commission every six months and/or after a half-inch or more rain event and shall document any erosion problems and/or changes to the adjacent wetland area characteristics.

The Commission is recommending that the steep slope on the western portion of the property remain in its current state.

The Commission is in receipt of plans entitled "Loomis Farm, Phase I", sheets 1-13, with a latest revision date of August 8, 2013, by Aeschilman Land Surveying, PC.

This property is located on the south side of Boston Neck Road, nearest intersection being Heritage Trail, Assessor's Map 57H, Block 517, Lot 8. This permit is granted as a Summary Ruling as it is the Commission's opinion that the work, as proposed, shall not have any long term impacts on regulated areas. The applicant has paid a fee of \$ 2,521.18. This permit shall expire on January 24, 2017.

PUBLIC COMMENT

CONSULTANT'S REPORT

Consultant Morris updated the Commission on several sites including the single-family home on Mapleton Avenue. Mr. Morris stated that he and the Town Engineer inspected the site and signed off on the Certificate of Occupancy. The homeowner has submitted a written statement insuring that he will maintain the drainage system.

APPROVAL OF MINUTES FROM SEPTEMBER 10, 2013

Commissioner Noble made a motion to approve the minutes as written. Commissioner Wilcox 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 Wilcox and was made and carried unanimously. The meeting was adjourned at 8:20 PM.

Respectfully submitted by
Tom Heffernan