

**TOWN OF SOMERS
Conservation Commission
600 Main Street
P. O. Box 308
Somers, CT 06071**

**REGULAR MEETING
Wednesday, May 4, 2016
7:00 p.m. Town Hall**

MINUTES

I. CALL TO ORDER:

Chairman Joan Formeister called the meeting to order at 7:00 p.m. Commission members in attendance were Chairperson Joan Formeister, Henry Broer, Daniel Fraro, Greg Genlot, Todd Whitford (present for item #2 of Old Business and #2 of New Business through the end of the meeting), and Alternate Lise Wood, seated for Candace Aleks. Joanna Shapiro, Wetland Agent, was in attendance.

II. OLD BUSINESS:

1. **Application # 691: 89 Partridge Run.** Construction of a single family home within the upland review area. Tom Savage for Pioneer Builders of Ellington, applicant.

Mr. Savage was present to answer questions. The commission discussed inclusion of a condition that the wetland line be permanently delineated within the western portion of the property (adjacent to area to be developed), to ensure that future tenants would be aware of the boundaries of the wetland. Mr. Savage agreed that they would install the posts, and would include the wetland tags once available. Ms. Shapiro restated her concern from the prior meeting that the site be permanently stabilized as soon as final grading is completed, with particular attention to the area adjacent to the wetland.

Greg Genlot made a motion to approve this wetland application to construct a new home within the upland review area, with the condition that the wetland line be permanently marked and that permanent stabilization be completed as soon as possible. Henry Broer seconded the motion that was unanimously approved by the Commission.

2. **Application #692: 207 Stafford Rd.** Construction of a single family home within the upland review area. Mink Farms Associates, LLC.

Ms. Shapiro presented the more detailed plans that had been submitted since the last meeting and described the proposed activity in the absence of a representative of the applicant. Ms. Shapiro identified the details shown on the new plan, including grading, material stockpile, and erosion control measures. Ms. Shapiro confirmed that the Town Sanitarian had approved of the septic design and that according to the Director of Land Use, the lot line adjustment had been approved by Planning Commission at their last meeting. The commission discussed the close proximity of the proposed driveway to the small isolated wetland, and their concern that clearing and grading might inadvertently extend beyond what is being proposed. Ms. Shapiro stated that the original wetland flags were no longer fully intact on the site. The commission discussed requiring that the wetland be re-flagged prior to construction, to ensure that the area is clearly delineated and more carefully avoided. The commission also discussed their desire for the wetland agent to be present both pre-construction and periodically during construction to ensure that the wetland area is not encroached upon.

Greg Genlot made a motion to approve this wetland application to construct a new home within the upland review area, with the condition that the wetland line be reflagged prior to construction and that the wetland agent be notified and be in approval of the silt fence/limit of clearing before land clearing begins. Dan Fraro seconded the motion that was unanimously approved by the Commission.

Commissioner Dan Fraro removed himself from the meeting.

3. **Application # 693: 32 Wood Rd.** New house and barn within upland review area and wetland crossing. Daniel A. Fraro.

Mr. Timothy Coon, P.E. from J. R. Russo Surveyors/Engineers reviewed plans that were presented at the last meeting. Ms. Shapiro stated that she had visited the site since the last meeting, and presented photos that she had taken on April 26. Ms. Shapiro noted an existing farm crossing near the area of the proposed crossing. Mr. Coon explained that the existing gate and crossing are not within the newly configured lot, and that the narrowest portion of the wetland within the property was selected for the crossing. Ms. Shapiro confirmed that according to the Director of Land Use, the lot line adjustment had been approved by Planning Commission at their last meeting. Ms. Shapiro also explained that the Town Sanitarian had approved of the septic design, yet noted in his report that the site plan had not been signed by the project soil scientist. Ms. Shapiro explained that the applicant had submitted a wetland delineation report for the property, written by soil scientist Tom Pietras, yet the site plan had not been signed by the soil scientist, which would be needed for the town's files. Mr. Coon agreed to submit a signed copy of the plan. Joan Formeister explained that due to the close proximity to the wetland, it would be appropriate to install permanent posts and

markers to delineate the on-site wetland boundary so that future property owners would be aware of the location of the wetland.

Henry Broer made a motion to approve this wetland application to construct a new home and barn within the upland review area with wetland crossing, with the condition that the wetland line be permanently marked. Greg Genlot seconded the motion that was unanimously approved by the Commission.

Commissioner Dan Fraro returned to the meeting.

III. NEW BUSINESS:

1. **Application #694: 759 Stafford Road.** Construction of driveway in upland review area, including a direct wetland crossing, and discharge of a footing drain within the upland review area, associated with construction of a single family home. Jonathan Daddario.

Ms. Shapiro presented project plans, and explained that they were part of the original subdivision plans for the Rocky Dundee and Stafford Road subdivision entitled “Greystone Farm Estates”, originally approved in 2005 by the Conservation Commission, and that the wetland permit had since expired. The wetland had originally been flagged by John Ianni, but there was no detailed wetland report in the wetland file to describe the nature of the wetland. Ms. Shapiro explained that the wetland was a forested wetland that had been farmed, and provided photos of the wetland and the area of the proposed crossing that she had taken on April 26. An existing farm road, which bisects the watercourse, will be improved to create the driveway. The site plans did not include a detail for the wetland crossing, yet did specify a 15” RPC to be used. The Commission would like to see more details to ensure that the crossing will be adequate and protective, and suggested consultation with the project engineer and/or the Town Engineer. This application cannot be acted on until the next meeting by state statute, and in the meantime, the applicant and wetland agent will work on details of the crossing.

2. **Discussion/Possible Application #695: 349 Main Street.** Construction of sewage main and designation of reserve area associated with a new septic system within the upland review area. Driving Range 349 Main St, LLC.

Mr. Timothy Coon, P.E. from J. R. Russo Surveyors/Engineers presented plans and explained the proposal to the commission, stating that the existing septic system is too small for the growing facility, and it must be relocated. Mr. Coon explained that the only disturbance being proposed within the 100’ upland review area is a 1.5” force main, to be trenched in on the opposite site of the parking lot, approximately 84’ from the wetland. This pipe will run for about 220 linear feet within the upland review area. Ms. Shapiro asked about the reserve area, depicted on the plan within the upland review area, and Mr. Coon explained that they had no plans to construct that area. Ms. Shapiro explained that the Town Sanitarian’s

report contains many comments and will require alterations to the system, which must also be reviewed by the state due to its size. Mr. Coon explained that the changes would only affect the depth, and not the footprint of the system. The commission discussed whether the proposal met their criteria for a minimal impact/agent permit as described in the Inland Wetland and Watercourses Regulations. The commission came to a consensus to delegate this permit to the Wetland Agent to issue as a minimal impact permit, yet specified that if the reserve area is to be used, the applicant must first return before the commission.

IV. AUDIENCE PARTICIPATION - none

V. STAFF/COMMISSION REPORT

Ms. Shapiro distributed and discussed the Wetland's Agent Report.

Lise Wood made a motion to accept the Wetland's Agent report.
Dan Fraro seconded. All were in Favor. Motion carried.

VI. CORRESPONDENCE AND BILLS

Ms. Shapiro presented correspondence from the Connecticut Department of Energy and Environmental Protection regarding the Municipal Inland Wetlands Agency Comprehensive Training Program.

VII. MINUTES APPROVAL for April 6, 2016.

Commissioner Genlot made a motion to approve the minutes. Dan Fraro seconded. All approved. Motion carried.

VIII. ADJOURNMENT: Commissioner Henry Broer made the motion to Adjourn. Chairman Formeister seconded. All in Favor. Motion Carried. Meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Joanna Shapiro, Wetland Agent

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.