

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

REGULAR MEETING
Wednesday, July 6, 2016
7:00 p.m. Town Hall

MINUTES

- I.** **CALL TO ORDER:** Meeting called to order by Chairman, Joan Formeister at 7:00 P.M. Commissioners in attendance were Joan Formeister, Karl Walton, Henry Broer, Daniel Fraro, Greg Genlot, and Secretary, Candace Aleks.

II. **OLD BUSINESS**

1. **Application #696: 26 Sokol Rd.** Construction of a detached garage within the Upland Review Area. John Bartolf.

Ms. Shapiro, Wetlands Agent reviewed the requested written narrative by Mr. Bartolf and presented copies to the Commission. Chairman Formeister asked if she was satisfied with the narrative and she said she found it acceptable. Commissioner Genlot made a motion to approve the application. Commissioner Broer seconded. All in Favor. Motion carried.

2. **Application #697: 22 Lovers Lane.** Construction of a shed and gravel driveway within the Upland Review Area. Dan Roulier.

Ms. Shapiro presented revised project plans. Since the last meeting, the plan presented has now changed in that the size of the proposed shed has increased, and the driveway will be gravel, 12 ft. wide and approximately 245 ft. long. The shed will be placed on a concrete slab at least 50 ft. from the wetland, and the driveway will come within about 10 ft. from the wetland. The applicant has stated that silt fence will be installed. Commission members noted that the application has not been completely filled out and information is missing. Commissioner Genlot made a motion to table the decision on the application until the applicant updates it. Commissioner Fraro seconded. All in favor. Motion carried.

III. NEW BUSINESS

1. **Application #698: 196 King Rd.** New house, septic and associated grading in the Upland review Area, with direct wetland crossing for driveway. Preston Oliver.

Rachel Dearborn, Landmark Surveys and Mr. Oliver presented plans for a new house and driveway. A 12 in. pipe will be installed crossing the wetland. The wetlands are currently used for agricultural plantings. It was recommended that they also install cement markers to designate the wetlands boundaries. The reconfigured lot has not been approved yet by Planning and Zoning, and the Conservation Commission wants to see the reconfigured lot lines on the plan.

2. **Application #699: 27 Suncrest Rd.** Installation of an in-ground pool with wetland buffer planting in the Upland Review Area. Julianano's Pools.

Ms.Shapiro reviewed the history of this site, including a prior wetland violation, which resulted in a requirement that the applicant restore the watercourse and install a vegetated buffer as part of a remediation plan. Commissioners inquired about the status of that violation, and Ms. Shapiro reported that the watercourse had been restored, yet the shrub buffer had not been planted. Jamie Herrick, a representative from Julianano Pools, explained that based on the information previously provided by Ms. Shapiro, his company and the property owner would agree to install the required plantings during the site work for the proposed pool installation. After a discussion, the Commission determined that until the required remediation is completed, it will not consider approving the application.

3. **Application #700: 589 Main Street.** Convenience Store and Filling Station with associated parking and utilities in the Upland Review Area. Hendels, Inc.

Ms. Shapiro stated that 25 signatures from Somers residents has been presented, requesting that a Public Hearing be held regarding this Application.

Matthew Ducsay, Engineer and Peter Shea, Lead Environmental Scientist from the firm of Milone and MacBroom presented information about the former site of the Bank of America. The application is for removal of the present building and construction of a 4000 sq. ft. convenience store and filling station. There is a wetland area in the back of the property consisting of a stream that runs to the Scantic River. A stormwater basin will be created to collect stormwater runoff before it is discharged to the wetland. Commissioners asked about the extent of the disturbance beyond current development, and compared the proposed building and paved areas with existing conditions.

Ms.Shapiro explained that based on the timing of this submission, she had not had the opportunity to discuss the plans with the applicant. She inquired about the stormwater management on the site, and asked about the potential to introduce

additional stormwater quality measures to filter stormwater pollutants, including hydrocarbons that are likely to enter surface runoff from the front parking area and filling station. She pointed out that the hooded catch basins currently proposed have limited ability to remove pollutants from stormwater, and are intended to treat a quarter acre of impervious coverage, whereas this site is nearly one acre. Ms. Shapiro requested that the applicant provide alternative configurations addressing the routing of stormwater, particularly for the front area of the parking lot, which is most likely to experience chemical spills. She also inquired whether a proposed maintenance plan would be submitted, as maintenance of the stormwater structures is a critical aspect to preventing polluted runoff from entering the wetland. Additionally she asked if the oil separator shown on the plan would treat stormwater runoff, and Mr. Ducsay said that a grease trap is currently proposed for food preparation within the proposed convenience store, and is not currently proposed to treat stormwater. Finally, Ms. Shapiro asked if the Commission would want to request a complex application fee so that the town may hire a consultant to review the plans if necessary.

Commissioner Walton made a motion to have Ms. Shapiro contact the Board of Selectmen to discuss requiring a complex application fee so that the town may pursue hiring a third party consultant if needed. Mr. Genlot seconded. All were in Favor. Motion carried.

Commissioner Genlot made a motion to hold a Public Hearing, as requested by petition, regarding Application #700 to be held August 3, 2016 at 6:30 P.M. Somers Town Hall. Dan Fraro seconded. All in Favor. Motion carried.

IV. AUDIENCE PARTICIPATION

Chairman Formeister explained to the audience that public participation regarding Application #700 could be presented at the Public Hearing on August 3, 2016.

V. STAFF/COMMISSION REPORT

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

Commissioner Aleks made a motion to accept the Wetland's Agent report. Mr. Broer seconded. All were in Favor. Motion carried.

VI. CORRESPONDENCE AND BILLS

Ms. Shapiro presented correspondence and information regarding the metal Conservation signs that are being ordered for placement on wetland boundary posts. Commission members gave input regarding the wording and design, and Chairman Formeister asked

Ms. Shapiro to further research options and order the wetland tags. A Journal Inquirer bill presented was previously authorized.

Mr. Genlot made a motion to accept the Correspondence and Bills. Dan Fraro seconded. All in Favor. Motion passed.

VII. MINUTES APPROVAL for June 1, 2016.

Mr. Genlot made a motion to accept the minutes of June 1, 2016. Mr. Broer seconded. All approved. Motion carried.

VIII. ADJOURNMENT

Commissioner Walton made the motion to Adjourn. Commissioner Broer seconded. All in Favor. Motion Carried. Meeting was adjourned at 9:00 P.M.

Respectfully Submitted,

Commissioner Candace Aleks, Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.