

**TOWN OF SOMERS**  
**Conservation Commission**  
**600 Main Street**  
**P.O. Box 308**

**REGULAR MEETING**  
**WEDNESDAY, JULY 11, 2018**  
**7:00 PM TOWN HALL**  
**MINUTES**

**I.**     **CALL TO ORDER**- Meeting called to order by Karl Walton at 7:00 P.M.  
Commissioners in attendance were Karl Walton, Daniel Fraro, Greg Genlot, and  
Secretary, Candace Aleks. Also present, Joanna Shapiro, Wetland Agent.

**II.**     **OLD BUSINESS** -

1.   **Permanent Wetland Delineation Standards**

Wetlands Agent Joanna Shapiro presented a draft of the Permanent Wetland  
Delineation Standards for the Commissioners to review and discuss. Walton  
recommended that wetland boundaries be marked on all sides when required.  
Joanna will revise the draft and present it again at the next meeting in August.

**III.**     **NEW BUSINESS** -

1.   **Application #717: 56 Egypt Road.** Mr. George VanTasel, representing the  
Union Agricultural Society of Somers, Enfield, Ellington and East Windsor Inc.,  
and Mr. Geoff Allison, former owner of Shallowbrook, came before the  
Commission to have a discussion regarding long-term and short-term plans  
concerning the feasibility of expanding the existing horse rings and constructing  
an additional horse ring, with additional grading, in the upland review area.  
Additionally, future construction of a roof over one ring is being considered.

Commissioner Walton pointed out that this area is next to the largest, nicest  
wetland in the town, and that the proposal should be protective of the wetland.  
He recommended that their first step should be to have the property measured  
correctly to locate the wetland boundaries and to identify reasonable locations for  
the potential horse ring expansion. Wetlands Agent Shapiro will meet with Mr.  
VanTasel and Mr. Allison to review the proposed area. The applicant will return  
to the Commission for further discussion.

The applicant and commission mutually decided not to submit/receive the wetland  
permit application at this time, until the plan is formalized.

2. **Application #718: 491 South Road.** Proposed division of parcel into two parcels containing wetlands, no construction activities proposed. Charles M. Cohen Revocable Trust.

Attorney Bruce Fader, representing Glen Cohen, executor of the Trust, presented the plan to subdivide the 23 acre property into 2 parcels. The existing veterinary clinic would be on one lot and the remaining land with the existing house would be separated onto the second lot.

Wetland agent Shapiro explained that while no new regulated activities are currently being proposed, since there are wetlands on the property, the subdivision regulations require that the wetlands be delineated and shown on the subdivision plan, and that a wetland permit be issued for the subdivision.

The applicant has also notified the Town of Ellington, as the site is within 500' of the town line, and has also certified that there will be no impact on traffic, sewer or water drainage, or water runoff to the Town of Ellington.

3. **Application # 719: 21 Eleanor Road.** Construct self-storage facility with associated grading, pavement, and stormwater management system/drainage in upland review area. Steve Riley.

Mr. Mike Riley was present, representing his brother Steve Riley. Ms. Suzanne Choate, Senior Project Manager, and Mr. Daniel Jameson, project Engineer, both from Design Professionals, Inc., presented project plans to construct 4 self-storage buildings and associated infrastructure. There is no direct disturbance proposed in the wetland area, and most work is proposed outside upland review area.

Proposed work within the upland review area will include stormwater management infrastructure and new pavement adjacent to Eleanor Road. Vegetated swales will be constructed to manage stormwater that currently drains across the site, a water quality basin with forebay/scour hole will treat water from both the proposed buildings/pavement and also the roof runoff from the existing building before it reaches the wetland. The slope of the basin would be mowable.

Wetlands Agent Shapiro explained that the application and plans had very recently been received, and she had not yet been able to thoroughly review the plans and inspect the site. Based on a preliminary review of the plans presented, the proposed stormwater treatment train appeared to be thoughtful and protective of resources.

#### **IV. AUDIENCE PARTICIPATION -**

None.

## **V. STAFF/COMMISSION REPORT-**

Ms. Shapiro distributed and discussed the Wetland Agent Report.

Commissioner Genlot made a motion to accept the Wetland Agent report.  
Commissioner Fraro seconded. All were in Favor. Motion carried.

## **VI. CORRESPONDENCE AND BILLS-**

Ms. Shapiro presented the bill of \$67.68 from the Journal Inquirer

Mr. Genlot made a motion to pay the bill.  
Dan Fraro seconded. All in Favor. Motion carried.

## **VII. MINUTES APPROVAL** for June 6 and 20, 2018.

Mr. Genlot made a motion to accept the minutes of June 6 and June 20, 2018.  
Mr. Fraro seconded. All approved. Motion carried.

## **VIII. ADJOURNMENT**

Commissioner Fraro made the motion to Adjourn.  
Commissioner Genlot seconded.  
All in Favor. Motion Carried. Meeting was adjourned at 8:05 P.M.

Respectfully Submitted,

Commissioner Candace Aleks, Secretary

**MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING**