

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

REGULAR MEETING
WEDNESDAY, MAY 1, 2019
7:00 PM TOWN HALL
MINUTES

I. CALL TO ORDER --- Meeting called to order by Chairperson Joan Formeister at 7:00 P.M. Commissioners in attendance were Secretary Candace Aleks, Daniel Fraro, Greg Genlot, Drew Kukucka, and Karl Walton,. Also in attendance were Wetland Agent Joanna Shapiro and Recording Secretary Tara Comrie.

II. OLD BUSINESS

1. **Discussion/Possible Decision: Application #725:** 80 Bridle Path Drive. Addition in Upland Review Area. Stephen and Kathleen Moynihan.

No major issues were identified when application was presented last month. All concerns were already resolved and there were no additional questions or comments.

Karl Walton made a motion to approve Application #725 as presented. Daniel Fraro seconded. All in favor. Motion passed.

2. **Discussion/Possible Decision: Application #726:** 952 Main Street. Gravel Parking Area and Gazebo in Upland Review Area. Renata Bowers.

As discussed last month the proposed gravel driveway is just 20 feet into the upland review area. Joanna Shapiro stated that the natural high point will not be affected. Chairperson Formeister noted that Renata Bowers is aware of the importance of protecting the stream.

Daniel Fraro made a motion to approve Application #726 as presented. Candace Aleks seconded. All in favor. Motion passed.

III. NEW BUSINESS

1. **Application #727:** 160 & 190 Battle Street (Lots 22 and 23 Gillette's Crossing). Construction of two homes in Upland Review Area. Richard Leno.

Mr. Leno states that he didn't realize wetland permits had expired on these lots, and that he would like to apply for new permits.

Mr. Leno submitted a plan to build a house at 160 Battle St where the barn used to be. The new footprint would have been much larger than what was originally approved (a colonial). The new footprint is closer to wetlands. The house would

be a cape with a garage in the front and a master bedroom in the back. It would be within the 100ft range of the wetlands, just outside of 50 feet. There would be grading and disturbance within 5 feet of the wetland. Mr. Leno noted that if he uses a retaining wall for the walk-out basement, that will require less grading on the back. The elevation of the home is 296ft and the stream is located at 295ft elevation at the north end, dropping down at the south end.

The subdivision on Battle St was approved prior to Agent Shapiro's position as wetland agent, and she noted that she reviewed the file. The placement of the house doesn't leave much room for accessory buildings like sheds, etc. Agent Shapiro expresses concern about future owners. Karl Walton notes that it would be very challenging to put pools, sheds, etc because of limited space before the brook, so it's unlikely to happen.

Agent Shapiro states that the original plan was to develop the land into three lots, but that the Commission required that one lot be eliminated. Mr Leno states that they had to do a lot line adjustment after that decision and now the properties meet all of the requirements for a two family home regarding footprint and area.

Mr Leno is also asking to build a home at 190 Battle Street with a larger footprint than previously agreed to because the duplex he would like to build is essentially two colonials instead of one. He states that the impact to the wetlands is still minimal but the footprint is larger.

Chairperson Formeister states that her concern was erosion toward the brook. Mr. Leno previously added fill only at the front of the property, which was all in the original subdivision plan.

Agent Shapiro explained that upon reviewing the new plans, she was concerned that this application may not be respecting what the commission intended during the subdivision approval. Karl Walton ask if the fill is going to be any closer to the wetland than it was on the original plan. Mr Leno says yes but proposes a retaining wall to eliminate the need for fill further down.

Mr. Leno states that the septic plan has been approved for both the original and the updated version of the plan.

The Commission and Agent asked Mr. Leno to have revised plans prepared, using a retaining wall and other measures to reduce grading and bring forward the proposed limit of disturbance.

2. **Application #728:** 240 Durkee (Lot 7 Durkee Fields). Construction of new home (previously approved WP #664) in Upland Review Area. Richard Leno.

Mr. Leno states that a plan for this property was previously approved by the commission, yet that wetland permit has since expired. He realizes now that a 58' house with 24' garage would result in a too-small 34' house. He would like to extend the house another 2-4' toward the back of the property, closer to the wetland. The house was previously approved to be 45' from the wetlands. He would like it to be 42-43' from the wetlands.

Agent Shapiro asks if the driveway would have to be moved the 2-3' as well. Commission members discussed the nature of the wetland, maintained as an agricultural field, and that 2-3' would be relatively inconsequential. Flooding should not be a concern.

Agent Shapiro would like him to have the plan redrawn the way he is requesting it to be built, so that the Commission can act on a specific plan.

3. **Conservation Project:**

The committee discussed how they should use their yearly budgeted \$300. Agent Shapiro is in contact with Dr. Kirsten Martin of St Joseph's University, who would like to have students perform bacterial testing and monitoring of water in the Scantic River for E. coli. The Scantic River Watershed Association has been involved in this ongoing monitoring, and most other watershed towns contribute.

Karl Walton made the motion to approve use of the \$300 conservation funds for this project. Daniel Fraro seconded. All in favor. Motion Passed.

IV. AUDIENCE PARTICIPATION

None

V. STAFF REPORT

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

Candace Aleks made a motion to accept wetland agent's Report.
Karl Walton Seconded. All in Favor. Minutes were approved.

VI. CORRESPONDENCE AND BILLS

A copy of the Spring 2019 Connecticut Wildlife Magazine was presented to the board
No bills were presented for this month

VII. MINUTES APPROVAL: April 3, 2019

Karl Walton made the motion to approve the minutes of April 3, 2019.
Candace Aleks seconded. All in favor. Minutes were approved.

VIII. ADJOURNMENT

Karl Walton made the motion to Adjourn.
Daniel Fraro seconded. All in Favor. Motion carried. Meeting was adjourned at 8:33 P.M.

Respectfully Submitted,

Tara Comrie, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING