

TOWN OF SOMERS
Conservation Commission
600 Main Street

REGULAR MEETING
WEDNESDAY, OCTOBER 6, 2021
7:00 PM TOWN HALL
MINUTES



I. CALL TO ORDER Meeting called to order by Joan Formeister at 7:02 pm. Commissioners in attendance were Candice Aleks, Daniel Fraro, Drew Kukucka, and Lise Wood. Also in attendance were Recording Secretary Tara Comrie and Wetland Agent Joanna Shapiro.

II. OLD BUSINESS

1. **Discussion/Possible Decision: Application #755:** 80 Wood Road/538 Turnpike Road. Resubdivision of property to create an additional residential lot with new house and barn in the Upland Review Area. T-Square Builders, LLC.

Daniel Fraro recused himself from the discussion for this application.

Joan Formeister made a motion to seat Lise Wood for Karl Walton.

Candice Aleks seconded.

All in favor. Motion carried.

Agent Shapiro presented the revised plan to the commission. The revisions to the plan added details of what had been described at the previous meeting regarding the extent of grading and removal of the outfall for the footing drain, which is no longer needed.

Jay Ussery from J.R. Russo was in attendance representing Dave Tullock from T-Square Builders and his daughter Ashley. He showed the wetland line on the plan and also showed the planned locations of the home, septic and well. The new plan includes a retaining wall to eliminate grading behind the house.

Drew Kukucka asked if the barn will go up at the same time as the house and stated that he would like the silt fence extended to protect the wetland from disturbance from the barn construction.

Mr. Ussery said that he will modify the plan to add that silt fence.

Drew Kukucka asked Mr. Ussery about the final plan for the wetland boundary markers.

Agent Shapiro stated that according to the standard, there will be stone or concrete markers with tags affixed every 50 feet along straight boundaries, and 30 feet on curved areas of the boundary. The markers would be placed along the wooded portion of wetland line for approximately 200 feet.

Drew Kukucka made motion to approve application #755: 80 Wood Road/538 Turnpike Road. Resubdivision of property to create an additional residential lot with new house and barn in the Upland Review Area. T-Square Builders, LLC. with the condition to extend the silt fencing pursuant to the wetland agent, and installation of wetland markers along the existing woodline as it intersects the established wetland.

Candace Aleks seconded.

All in favor. Motion carried.

Daniel Fraro rejoined the meeting.

III. NEW BUSINESS

1. **Application #756:** 121 Scully Road. Construction of single family home in the Upland Review Area. Kumiega, Bonnie Drumm and Peter A III.

Agent Shapiro presented the plans to the commission and stated that the exact same application was approved in 2012 and has since expired. She plans to visit the site prior to the next meeting.

She stated that based on minutes from the original approval, it's a gentle, sloping site with no erosion control or water quality issues and that Mike Mocko represented the applicant in 2012. There have been no changes made to the plan.

Drew Kukucka asked about permanently marking the wetland boundary. Agent Shapiro stated that the wetland marker ordinance has changed since 2012. It was a condition on the 2012 application but will have to conform to current standards.

2. **Application #757/Jurisdictional Ruling:** 41 Wood Road. Selective tree cutting in the Upland Review Area. Adam and Gina Van Wingerden.

Agent Shapiro stated that she had visited site.

Adam Wingerden was in attendance to explain that he plans to have a house built on property outside of the upland review area. He would like to remove hazardous trees, which may fall within the yard and on future solar panels, while he is removing trees to clear for construction of the house. He needs to open up the driveway to allow equipment through. Some dead and hazardous trees to be removed are within the 100' upland review area.

Candace Aleks made a motion to approve Application #757/Jurisdictional Ruling: 41 Wood Road. Selective tree cutting in the Upland Review Area. Adam and Gina Van Wingerden as a jurisdictional ruling, finding that it is a permitted use as of right.

Lise Wood seconded.

All in favor. Motion carried.

3. **Application #758:** 349 Main Street. Expansion of parking and drainage improvements in the Upland Review Area, with drainage outfall within created wetland. Driving Range 349 Main Street LLC.

Jay Ussery was in attendance representing Sonny's Place. The owners are considering expansion at the southwest corner of the property. They would like to add a mini golf course and bumper boats. They would like to add a parking area and drainage. Mr. Ussery showed the commission the proposed location of the parking and drainage on the plan. They would like to put in a water quality basin downgradient. Storm drainage will outlet into it. They will create new catch basins and an outlet. This will result in a small amount of direct wetland disturbance at the outlet of approximately 30 square feet, within the created wetland. They plan to enhance the existing drainage ditch for compensatory flood storage, to mitigate for fill being brought in elsewhere. No wetlands were found in the ditch during delineation by Rick Zulick.

Agent Shapiro stated that they could look into the possibility of the parking area being made of permeable material. She also stated that there should be oversight to make sure that the ditch is stable during construction, since it drains into the Scantic River, and planted with appropriate mixes. Mr. Ussery stated that it will have haybale dams.

4. **Application #759:** 10 Eleanor Road. Grading and utilities in the Upland Review Area, associated with construction of single family home. Steven Riley.

Agent Shapiro presented plans, updated since the original subdivision approval. Shapiro stated that there was grading planned in the upland review area for the septic installation. The driveway is no longer in the upland review area and the house is not in the upland review area either. There is no wetland on the property, but on the adjacent property. The owner was previously given a permit for development of this site, but it expired.

5. **Application #760/Jurisdictional Ruling:** 80 Pond Circle. Clear-cutting in the Upland Review Area, associated with agricultural activities. Neysha Matos.

The homeowners were in attendance and stated that they had cut trees for agricultural activities.

Contractor Brian Broderick was in attendance to speak on behalf of Ms. Matos. He showed the commission the plan where the house and shed are, what has been cleared already and what they want to use that area for. He stated that they have been addressing and clearing up concerns regarding previous activity on the property. There were trees cut near the wetlands and stumps removed. Some stumps and soil were deposited within approximately 50 square feet down to the bottom the slope along the wetland, which he has since removed, and they will plant blueberry bushes to mitigate the damage. They have also added wood chips to stabilize the slope. The owner has plans to create an apple orchard with several rows of trees in the 100' review area, and would ultimately like to have a horse pasture within the upland review area, with a horse barn outside of the upland review area. They would like to remove approximately four hazardous trees that are on the property.

Candace made a motion to approve Application #760/Jurisdictional Ruling: 80 Pond Circle. Clear-cutting in the Upland Review Area, associated with agricultural activities. Neysha Matos, as a permitted use of right.

Lise seconded.

All in favor. Motion carried.

IV. AUDIENCE PARTICIPATION
NONE

V. STAFF REPORT

Agent Shapiro stated that Kevin Riley on 9th District Rd. has submitted a building permit application for chicken coop, hoop houses, and sheds. These structures will be outside of upland review area. He plans to put garden beds and possibly a fenced animal enclosure in the upland review area. All of these improvements are within the existing agricultural field. He tried to move the shed that is currently near the stream unsuccessfully, but will hire a contractor to move it. He plans to put fruit trees on both sides of the stream for shade, and the ground along the stream is stabilized.

Agent Shapiro stated that she granted minimal impact permits for an enclosed deck and a gazebo.

Agent Shapiro stated that there has been recent interest in 271 and 279 Billings Rd

Lise Wood made a motion to accept the staff report.

Candace Aleks seconded.

All in favor. Motion carried.

VI. CORRESPONDENCE AND BILLS

Agent Shapiro stated that the JI bill from last month's notice was \$59.81.
Candace Aleks made a motion pay the Journal Inquirer bill.
Daniel Fraro seconded.
All in favor. Motion carried.

VII. MINUTES APPROVAL: September 1, 2021

Lise Wood made a motion to approve the minutes from the September 1, 2021 meeting.
Drew Kukucka seconded.
All in favor. Motion carried.

VIII. ADJOURNMENT

Lise Wood made a motion to adjourn.
Candace Aleks seconded.
All in favor. Motion carried. The meeting was adjourned at 8:43

Respectfully Submitted,

Tara Comrie, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVED AT A SUBSEQUENT MEETING