

# **UNAPPROVED**

## **Inland Wetlands & Watercourses Commission - Public Meeting, November 16, 2011**

The Inland Wetlands & Watercourses Commission held a Public Meeting on Wednesday November 16, 2011 at 7:30 P.M. in the Town Council Chambers, Town Hall, 505 Silas Deane Highway, Wethersfield, CT 06109.

Members Present: Lou Sanzaro, Chairman  
Brent M. Owen, Vice Chairman  
Shanelle Dattilo  
David Ambrose  
Joe Hallisey

Also Present: Mike Turner, PW Director/Town Engineer

Six (6) persons in the audience

Chairman Sanzaro opened the meeting at 7:31 p.m.

### **GENERAL COMMENTS**

No comments.

### **PUBLIC MEETING**

#### **Application No. 612-11 Great Meadow Conservation Trust, Middletown Ave. and Maple St. . Parcel No. 242-002 .**

Application for a new aluminum foot bridge within a regulated area was Approved.

Mr. Jim Woodworth of the Great meadow Conservation Trust used a power point presentation to explain the natural surroundings and proposed work under this application, which is basically a 36 inch wide, 34 foot long aluminum bridge which weighs about 380 pounds, to be supported on wood sleepers and kept afloat using poly floats typically used for docks. The intension is to allow crossing of Beaver brook to connect the other portions of their property, a goal according

to the DEP grant which allowed the GMCT to purchase this property. The bridge would be tethered by cable to a large maple tree to the east of the bridge and be retrieved if it should ever wash out during a heavy flood. The application was depicted on Site Plan, scale 1"=10', dated 9/30/11, as prepared by Close Jensen & Miller PC.

There was discussion among the commission members concerning the previous application which was not approved by the IWWC due to intrusive nature of footings, piles, etc. The commission felt satisfied the bridge would not cause an obstruction to beaver Brook, nor would the velocities (less than 0.5 fps) be an issue of debris collection. It was suggested a rope tether be attached to allow the bridge to be retrieved should it wash during a flood.

Motion by Commissioner Hallisey, seconded by Commissioner Owen to Approve the application as a Summary Ruling. All voted in favor.

**Application No. 613-11 Daniel Abbate, 326 Silas Deane Highway Parcel No. 209-026 .**

Application for a new parking lot construction within a regulated area was Approved with Stipulations.

Mr Dan Abbate , owner of 326 Silas Deane Highway, presented a plan, scale 1"=20', dated 10/14/11 prepared by Compass Engineering LLC, which depicts proposed site work related to a demolition of existing pavement and former foundation to the east of the building, regrade it to all pitch to the east, place new pavement and curb on both the north and south sides. Stormwater will sheet flow east to a 2 foot by 2 foot stone filter dissipater. He noted the building is presently vacant and that the former tenant was to have made these improvements.

Staff confirmed the dissipater was added at the engineering department request to trap silt and sediment before flow reaches the wetlands. Staff has met and held discussions with the owner of the adjacent property to the north, John Poriello, who has agreed to allow Mr Abbate to pipe the outfall from this dissipater into an existing stormwater outfall ditch approximately 10 feet east of his parking area. There was discussion among the commission about the proposed grading, and staff offered to verify that there was no net filling of regulated area during construction of this parking lot.

Motion by Commissioner Owen, seconded by Commissioner Dattilo to Approve the application as a Summary Ruling, with the following stipulations:

1. Parking lot grading will be field verified by the Town Engineering staff to result in no net fill being placed in regulated area, and
2. Storm drain outlet from the proposed stone filter trench shall be connected into existing drainage outfall ditch on property to north, land n/f John Poriello.

All commissioners voted in favor, motion passed.

**Application No. 614-11 E/S DiCioccio Brothers Inc. , Elm St., Property of Suzanna J. Zawisza, Parcel No. 280-004**

Application for construction of a new 4000 sf building and parking within a regulated area was Tabled.

Mr. John Guilmartin of JL Surveying, 212 brickyard Lane in Berlin CT was present, along with Tom DiCioccio, representing the applicant. Mr Guilmartin presented a site plan, scale 1"=80 feet dated 11-7-11 which depicts the entire 7.5 acre parcel. He described two wetland areas on site, one which bisects the center, the other which encompasses the entire westerly end of the parcel. The property is owned by Suzanna Zawisza of Wethersfield.

Mr. Guilmartin described the proposed work will be on the easterly portion of the property. There will be no activity within 50 feet of the closest wetlands. The applicant proposes to use on site fill to raise the easterly area for a proposed 4000 sf barn/office/warehouse storage building for the DiCioccion Brothers landscape business. There will be paved parking and driveways to each of the barn doors, and a gravel parking area west of the barn. A retaining wall will be build along east and south sides to keep the barn building at least 1 foot higher than the BFE Base flood elevation of 28.0. The net result of the grading will be a cut of about 47 CY. The site has city water and sewer.

It is the applicants intention to raise nursery stock wholesale plants for sale in the area between the barn and the "central wetland" area. Local farmer Dave Anderson will continue to plant and raise corn on the area between the central and western wetlands. The applicant is going to ZBA to clarify their proposed use is acceptable from a zoning standpoint. The applicant has no intent to stockpile, or sell mulch, stone or other landscape products.

Commissioner Ambrose questioned how the applicant was managing the proposed roof runoff, as no gutters or piping was proposed. After discussion with the commission, the applicant agreed to add gutters and pipe that flow to the town storm sewer in Elm Street.

There was further discussion about the use of white pine as a landscape buffer. The applicant Tom noted he will likely change that to arborvaeite sine that is the landscape product he intends on wholesaling.

Commissioner Owen noted for the record the IWWC had received a copy of the Draft DEEP SCEL permit for this project.

Commissioner Ambrose noted that due to both personal and business associations with the applicant, he had to recues himself from voting on this application. As there were only 4 remaining members present, there was insufficient number for a quorum.

Motion by Commissioner Hallisey, seconded by Commissioner Owen to table the application. All voted in favor. The commission directed staff to consider a special meeting to keep this project moving forward.

## **ORGANIZATIONAL MEETING**

1. Nomination and Election of a Chairman  
Motion by Commissioner Ambrose seconded by Commissioner Hallisey to elect Lou Sanzaro as Chairman, all voted in favor, motion passed.
2. Nomination and Election of a Vice Chairman  
Motion by Commissioner Ambrose seconded by Commissioner Hallisey to elect Brent Owen as Vice Chairman, all voted in favor, motion passed.

## **GENERAL BUSINESS**

1. Approval of Minutes- October 15, 2011 Meeting  
Motion by Commissioner Ambrose, second by Commissioner Owen to approve the minutes as presented; all Commissioners present voted in favor, motion passed.
2. Correspondence (No Action Required)
  - a. "The Habitat" newsletter
  - b. "Your Local Environment" newsletter from Connecticut DEEP
  - c. Memo from Don Moisa regarding Subdivision Regulation Updates

Mike Turner noted to the commission that DEP is considering eliminating the SCEL permit process. This is going thru public hearing process.

**ADJOURNMENT**

Motion by Commissioner Ambrose to adjourn at 8:30 pm seconded by Commissioner Dattilo, all voted in favor, motion passed.

I hereby certify that the above is a true copy of the minutes approved by the Inland Wetlands & Watercourses Commission.

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Don Moisa, Wetlands Agent

Date