

Inland Wetlands & Watercourses Commission
April 16, 2008
Public Meeting

The Inland Wetlands & Watercourses Commission held a Public Meeting on Wednesday, April 16, 2008 at 7:30 P.M. in the Community Room, Wethersfield Police Department, 250 Silas Deane Highway, Wethersfield, CT 06109.

Members Present:

Antonio L. Margiotta, Chairman
David Ambrose, Vice Chairman
David A. Forrest
George Camarco
Brent M. Owen
Matthew Zagaja

Also Present:

Don Moisa, Wetlands Agent

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

GENERAL COMMENTS (Two (2) persons in the audience)

None

PUBLIC MEETING

Application No. 564-08 E/S Young Pharmaceuticals, Inc. Progress Drive Lot #4, land of Wethersfield Technology Group, Parcel No 033-017, Application for construction of a new medical office building, also seeking Erosion and Sedimentation Control Plan Certification .

Paul Hallisey of Hallisey, Pearson and Cassidy representing the applicant presented plans and outlined the project as a new 10,000SF medical office building.

Roof leaders would discharge to a level spreader and then flow overland towards the wetlands.

Parking lot and site drainage would discharge to Progress Drive through a Stormceptor stormwater quality structure.

Commissioners questioned catch basin sump depth, drainage from the school site to the east of the project, and the capacity of the existing storm drainage system located in Progress Drive.

Motion by Commissioner Ambrose, seconded by Commissioner Camarco to approve the application as a Summary Ruling. All Commissioners present voted in favor. Motion passed.

Motion by Commissioner Ambrose, seconded by Commissioner Forrest to certify the Erosion and Sedimentation Control Plan with the condition that the erosion control along the north side of the building be silt fence-haybale combination type. All Commissioners present voted in favor. Motion passed.

Application No. 565-08 E/S Phoenix Medical, LLC 1190,1206,1260, Silas Deane Highway, Parcel No.s 237-010, 238-013 land of Phoenix Retail, LLC, Phoenix Medical, LLC, and Connecticut Light & Power Parcel No 238-010 Application to create additional parking for a proposed building addition within a regulated area, also seeking Erosion and Sedimentation Control Plan Certification.

Corey Garro of Close, Jensen & Miller presented an outline of the proposed project, and compared to the application previously approved.

The previous application had 1.03Ac.(44,867 S.F.) of disturbed wetlands and 7,300cu.yd. of flood storage loss.

This new application has 4,750 S.F of disturbed wetlands and 4,266cu. yd. of flood storage loss.

Commissioners requested clarification from the Town Attorney on the need for the Town to be party to any agreements with CL&P. They requested from the applicant lists of alternatives that have been considered, any proposals to remove any invasive species, and clarification of any Environmental Impacts or Species in the area.

Motion by Commissioner Ambrose, seconded by Commissioner Owen to set for Public Hearing at the next meeting. All Commissioners present voted in favor. Motion passed

GENERAL BUSINESS

1. Approval of Minutes - March 19, 2008 Meeting (LB,TM,BO,MZ,FM,JH)

MINUTES NOT YET AVAILABLE

2. Correspondence (No Action Required)
 - a. FEMA notification of final flood elevation determination

Commissioners had a general discussion on guidelines to using environmental review teams when needed, the review by the Town Attorney, regulation updates and the cost to the applicant.

Chairman Margiotta and Commissioner Forrest agreed to prepare a draft of guidelines to begin the process.

ADJOURNMENT

Motion by Commissioner Ambrose, seconded by Commissioner Zagaja to adjourn the meeting at 8:15 p.m.

Don Moisa, Wetlands Agent