

Inland Wetlands & Watercourses Commission
October 18, 2006
Public Hearing/Public Meeting

The Inland Wetlands & Watercourses Commission held a Public Meeting on Wednesday, October 18, 2006 at 7:30 P.M. in the Community Room, Wethersfield Police Department, 250 Silas Deane Highway, Wethersfield, CT 06109.

Members Present:

Fred Clark, Chairman
David Ambrose
Lawrence Buck
George Camarco
Joseph Hallisey
Frank Morris

Also Present:

Don Moisa, Wetlands Agent

Chairman Clark opened the meeting at 7:35 p.m.

GENERAL COMMENTS (Four (4) persons in the audience)

No comments.

PUBLIC HEARING

Application No. 542-06 ES, Hometown Developers LLC

91 Nott Street Parcel 209-009 Construction of 21 unit residential housing development within regulated area. Also seeking Erosion & Sediment control plan certification.

Mark Trahan of Advance Realty LLC, John Miller of Close, Jensen & Miller, PC represented the applicant.

Mark Trahan of Advance Realty LLC presented revised drawings and photographs

John Miller of Close, Jensen & Miller, PC explained the drawings and referred to questions that the Commission previously heard at the September 12, 2006 meeting with the following changes as per letter dated October 12, 2006:

1. The site roadway was lengthened by approximately 20 feet. The roadway profile and adjacent site grading were revised to improve drainage and minimize grading impact to the floodplain.
2. The proposed retaining wall along the west side of the site in the vicinity of Beaver Brook was eliminated.
3. The proposed storm sewer system was revised to conform to the revised grading.
4. The proposed sanitary sewer system was revised to conform to the revised grading.
5. An additional building unit (Unit #22) was provided on the west side of the roadway near the end of the proposed roadway.
6. The building footprint was revised due to architectural requirements. The depth of the house was increased by 5 feet.
7. The existing 100 year flood plain elevation south of the Morrison Street Bridge crossing was revised to elevation 29.21 (NAVD 1988) to agree with the FEMA published elevation.
8. The floodplain earthwork data and supporting cross-sections were revised to account for revised grading.

9. The floodplain earthwork information was added to site plans.

John Miller outlined the FEMA Study and the history of FEMA mapping.

John Miller presented a letter and report explaining the different elevation datums and his conclusion as to the elevation of the 100Yr. Flood Zone.

Chairman Clark advised that the Commission does not have the jurisdiction to overwrite the FEMA mapping or DEP.

Chairman Clark would like the presentation and letter dated October 3, 2006 prepared by John Miller of Close, Jensen & Miller, PC on record.

Chairman Clark and Commissioner Buck discussed the FEMA mapping and study completed by MiLone & McBroom .

Chairman Clark and Commisioner Buck explained that the MiLone and McBroom study was not a regulatory map.

Commissioner Hallisey also questioned the FEMA elevation and the MiLone and McBroom study.

Motion by Commissioner Buck, seconded by Commissioner Hallisey to approve the application.

Commisioner Buck listed as a reason for approval that there was no direct impact to wetlands and the impact was limited to minor grading in the wetlands, reasonable measures to mitigate storm water discharge were taken, the plan is a feasible and prudent development of what had been a derelict site, the applicant has demonstrated the site is above the 100Yr. Flood Zone.

Vice Chairman Ambrose stated he would disqualify himself from voting citing a possible conflict of interest.

Commissioner Morris spoke that he was not in favor of the application.

After much discussion with the Commission regarding the FEMA study, Chairman Clark

asked for a restatement of the motion on the application based on John Miller's letter dated October 3, 2006.

Motion by Commissioner Buck, seconded by Commissioner Hallisey to approve the application.

Vice Chairman Ambrose disqualified himself from voting citing a possible conflict of interest.

All remaining Commissioners voted in favor of the application with the condition of including the letter prepared by John Miller, P.E. of Close, Jensen & Miller, P.C. dated October 3, 2006 added to the record. Motion passed.(5-0-1)

Motion by Commissioner Buck, seconded by Commissioner Camarco to approve the erosion and sediment control plan.

Chairman Clark stressed that the town does not want any mud or muddy water on the street areas or Beaver Brook . A cease and desist letter will be issued by the town in the event of any erosion or sedimentation.

Motion by Commissioner Buck, seconded by Commissioner Hallisey, to modify the motion for the erosion and sediment control plan as presented.

Chairman Clark stated for the record that all catch basins and the culvert on Nott Street be cleaned before and at the end of construction.

Chairman Clark stated that no sediment be left on site before a CO is issued.

Vice Chairman Ambrose disqualified himself from voting citing a possible conflict of interest.

All remaining commissioners voted in favor. Motion passed.

GENERAL BUSINESS

1. Approval of Minutes - [August 16, 2006](#) (FC, FM, TM, LB, GC)

Motion by Commissioner Camarco, seconded by Commissioner Buck to approve the August 16, 2006 minutes. All voted in favor. Motion passed.

2. Approval of Minutes - September 20, 2006 (FC, DA, FM, LS, LB, GC) - Tabled.
3. Correspondence (NO ACTION REQUIRED)
 - a. "The Habitat" newsletter
 - b. "The Meadow View" newsletter
 - c. College of Agriculture and Natural Resources "Journal" newspaper.

A complete copy is available in the Town Engineer's office.

ADJOURNMENT

Motion by Commissioner Buck, seconded by Commissioner Hallisey to adjourn the meeting at 8:35 p.m.

Don Moisa, Wetlands Agent