

Inland Wetlands & Watercourses Commission
Public Hearing/Public Meeting
June 15, 2005

The Inland Wetlands & Watercourses Commission held a Public Hearing/ Public Meeting on Wednesday, June 15, 2005 at 7:30 P.M. in the Community room, Wethersfield Police Facility, Wethersfield, CT 06109.

Members Present:

Chairman Fred Clark
Vice Chairman David Ambrose
Jim Sweeney
Frank Morris
Lawrence Buck
Louis Sanzaro
Michael Scenti
Antonio Margiotta

Also Present:

Mike Turner, Wetlands Agent

GENERAL COMMENTS (Eight (8) persons in the audience)

No comments.

PUBLIC HEARING continued

Application No. 516-05 E/S, Bellsite Development LLC, Property of Roger L. Toffolon Trustee, Folly Brook Blvd., Parcel #121-002 Application for Construction of elderly housing, deposition of material, and removal of materials within a regulated area, also seeking Erosion & Sedimentation Certification.

Chairman Clark opened the Public Hearing at 7:33 pm

Bill Bellock of Bellsite Development was present representing the applicant, along with engineer Robert Arsenault and soil scientist Mike Gragnolati.

Mr. Gragnolati distributed a letter dated June 13, 2005 and proceeded to describe the functions of the three wetland systems on east side of site being to convey stormwater. He noted there was presently no mechanism for treatment for water quality.

Robert J. Arsenault, P.E. described his letter to address clarification of datum used for floodplain, clarify disturbance areas and amount of cuts and fills. Mr. Arsenault also suggested to the commission that the wetland disturbance west of Folly Brook was a result of the mitigation effort for wetland loss and cuts/fills to balance the floodplain loss, but the applicant would not proposed any work there if so desired by the Commission.

Mr. Bellock noted three letters introduced into the record. First was a request for information to Mike Turner, Public Works Director on history of system installation and maintenance; second was response letter from Mr. Turner; third was letter from NE Soils Inc regarding recommendations for wetland planting mix. Mr. Bellock also described the photos provided.

There was questions from the commission about the wetland mitigation effort and its need, the proposed conservation easement, drainage rights and future maintenance of the on site drainage system, need to clean out the brook, and general consensus from the commission about eliminating the work on the west side if floodplain computations showed

no impact without them. They suggested the applicant could consider alternates to the cut/fill such as stream bank widening. Commissioner Buck commented about losing a "good" upland for the purpose of creating a potentially "poor" wetland.

Mr. Joe Derby, agent for the owners Tofflon et al, spoke in favor the project and the intensive background check of Mr. Bellock's team prior to selecting them to develop this property.

Mrs. Judy Libby of 165 Ridge Road spoke as opposed to the project and any development at that site.

There was consensus of several of the commissioners that the information being requested of the applicant such as floodplain computations could be accepted after the public hearing closed as it represented clarifications to technical questions, not a new issue.

Motion by Commissioner Sweeney, second by Commissioner Buck to close the public hearing. All voted in favor. Motion passed. Hearing was closed at 8:40 pm.

PUBLIC MEETING

Application No. 516-05 E/S, Bellsite Development LLC, Property of Roger L. Tofflon Trustee, Folly Brook Blvd., Parcel #121-002 Application for Construction of elderly housing, deposition of material, and removal of materials within a regulated area, also seeking Erosion & Sedimentation Certification.

Mr. Turner noted that Commissioners Sweeney and Sanzaro could not participate in a vote on this application tonight as they were not present at various portions of the hearing.

Chairman Clark noted he was uncomfortable with the west side wetland impacts, he liked the conservation easement, and felt if certified comps of hydraulics proved minimal impacts of loss of flood storage with brook stream bank improvements, water quality structures etc. the application could perhaps be voted on as an approval with stipulations. Commissioner Buck was concerned about the unknown extent of the brook bank improvements if Commission considered that as an option to the west side disturbance, and that those impacts may be a subject for their own application. Commissioner Morris suggested a fore bay be installed at Spruce Street culvert.

Motion by Commissioner Ambrose, second by Commissioner Buck to table the application. All voted in favor. Motion passed. Chairman Clark encouraged all members who missed portions of the public hearing to listen to the tapes.

Application No. 518-05E/S, Manuel Pine, Dunkin Donuts, Property of Craig E. Sundquist , 416 Silas Deane Highway, Parcel #208-043 Application to demolish existing building and replace with a new Dunkin Donuts restaurant and attached retail space, also seeking Erosion & Sedimentation Certification

Mr. Cory Garro of Close Jensen & Miller was present with applicant Manny Pine to present the application. He noted there were no wetlands or floodplain on site, and the plan was to demo existing buildings, add landscaping and a drainage system with "Vortechinics" style treatment device. H e noted the reduction of peak stormwater runoff following construction due to decrease of impervious area.

Chairman Clark commented that plans and application were very clear, concise and easy to understand and complemented the applicant's engineer.

Motion by Commission Buck, second by Commissioner Morris to issue a DECLARATORY RULING, citing no wetlands impacts and therefore no jurisdiction. All voted in favor, motion passed.

Motion by Commissioner Buck, seconded by Commissioner Sweeney to certify the erosion control plan as submitted. All voted in favor, motion passed.

GENERAL BUSINESS

1. Approval of Minutes - May 18, 2005 (FC, LB, BR, FM, MS, JH, AM, JS)

Motion by Commissioner Sweeney seconded by Commissioner Morris to approve [the minutes of the May 18, 2005 meeting](#). All voted in favor of those present at the meeting.

2. Correspondence - noted as received, no action taken

- a. Memo Re: 91 Nott St.
- b. "The Habitat" newsletter
- c. "The Meadow View" newsletter
- d. "CFL News" newsletter
- e. DEP Notice of Tentative Determination "Hartford Dike System"

3. Mr. Turner distributed a draft summary of Town Strategic Plan for commissioners to review and comment to the Town Manager if desired.

ADJOURNMENT

Motion by Commissioner Ambrose, seconded by Commissioner Morris to adjourn the meeting at 9:05 p.m. Motion passed.

Chairman Clark adjourned the meeting at 9:05 pm

Donald Moisa, Wetlands Agent