

**SUFFIELD CONSERVATION COMMISSION
MEETING MINUTES
MEETING OF JULY 26, 2011**

PRESENT: Art Christian, Chairman
Ray Wilcox
Tom Heffernan
Andy Krar
Norm John Noble

ALTERNATES Michael DiLorenzo

CONSULTANT: Keith Morris

CALL MEETING TO ORDER-7:00 P.M.

Chairman Art Christian called the meeting to order at 7:00 p.m. Consultant Keith Morris read the agenda.

SUNRISE PARK SUPERINTENDENT REPORT

The Parks Superintendent was not present. Chairman Art Christian updated the Commission on several issues regarding the Park.

DECISION:

Permit # 1562 — Wachs – Construct Pole Barn/Stone Wall Repair –1334 Newgate Road. This property is located on the east side of Newgate Road. Assessor’s Map 6, Block 11, Lot 51A.

Chairman Art Christian stepped down as Chairman for this application due to a conflict of interest. Mr. Christian’s son Art Christian Jr. is representing the applicant. Commissioner Wilcox took over as chairman. Consultant Keith Morris updated the Commission on this matter. The requested additional information was submitted at the last meeting. This included a review by the North Central Health District and revised plan depicting the stable area and new pole barn location. The Commission was satisfied at the last meeting but could not vote due to the lack of a quorum.

After a brief discussion, commissioner Heffernan made a motion, seconded by Commissioner Noble, to approve the application of Robin Wachs for the construction of a pole barn, stone wall repair, and culvert replacement with the following conditions:

1-10) Suffield Conservation Commission stipulations 1 through 10 apply. (copy attached)

This property is located on the east side of Newgate Road. Assessor's Map 6, Block 11, Lot 51A. This permit is granted as a Summary Ruling as the project does not include significant wetland impacts. This permit will expire on November 26, 2014. The applicant has paid a fee of \$110.00.

The motion was made and carried unanimously.

INFORMAL DISCUSSION:

Connecticut Water Company – Mountain Road – Muddy Brook Water Line Crossing

Connecticut Water Company was not present. Consultant Keith Morris explained that Connecticut Water Company has obtained permits from the Department of Environmental Protection and U.S. Army Corps for the crossing of Muddy Brook with a water line. This work is exempt from the regulations. After discussion the Commission asked Consultant Morris to request a letter explaining the project and set of plans from Connecticut Water Company to have on file.

AMENDMENT:

Permit # 1548 – MacNaughton – Single Family Home – Thrall Avenue. Assessor's Map 56H, Block 45, Parcel 247B. This property is located on the north side of Thrall Avenue, nearest intersection being East Street.

Reed MacNaughton presented the proposed amendments to the Commission. The applicant is requesting an amendment for two of the original conditions imposed on the project in 2006. They are proposing to install an open bottom culvert instead of the approved box culvert and would also like to pave the entire driveway. The original approval called for leaving a section of the driveway gravel in the area of the crossing in order to maintain overland flow. Consultant Morris stated that he discussed the proposed amendments with Town Engineer Gerry Turbet and recommended that any approval include a condition that the applicant meet with the Town Engineer to address his concerns.

Alternate Commission member Michael DiLorenzo arrived at the meeting at 7:24 P.M. Chairman Art Christian stated that Commissioner DiLorenzo would be a voting member in place of Vice Chairman Neilson.

A lengthy discussion followed on why the amendments are necessary and the existing and proposed drainage patterns on site.

Following the discussion, Commissioner Noble made a motion, seconded by Commissioner Krar, to table the discussion until the August 23, 2011 meeting so that Mr. MacNaughton can meet with Town Engineer Gerry Turbet to discuss the design details of the proposed revised crossing.

The motion was made and carried. Commissioner Wilcox was opposed and stated the reason that he is opposed is because the Commission spent a lot of time and energy on this matter during the original approval process to come up with the current design and conditions.

PUBLIC HEARING (7:30 P.M.):

Permit # 1563 — Alford Associates, Inc. - 15 Single Family Detached Units – Mapleton Ave. (Roesberg Property). Assessor's Map 51H, Block 42, Lot 23. This property is located at 785 Mapleton Ave.

Chairman Art Christian asked Consultant Morris to update the commission.

Consultant Keith Morris stated that the hearing was kept open so that the applicant could address several issues. A revised plan has been submitted to the Commission on July 25, 2011 and is not on file at the Town Clerk's office. Mr. Morris stated that if the hearing is kept open the Commission would need a letter requesting an extension from the applicant because the 45 day deadline for closing the public hearing would be exceeded by August 23, the date of the next meeting.

Chairman Christian stated that since the revised plans were not on file at the Town Clerk's Office that the hearing would remain open. The applicant stated he would submit a letter requesting the continuance.

Chairman Christian then turned the hearing over to the applicant for their presentation.

Project engineer Wilson Alford of Alford Associates went over the revised plan depicting several additional drainage outfalls to insure the wetland system will continue to receive overland flow. Commissioner Heffernan asked Mr. Wilson how the water level in the pond will be maintained. Mr. Alford explained it will be fed by overland flow and a proposed well. Ed Pawlak, owner of Connecticut Ecosystems then explained the soils types on site and stated the well would be needed to maintain the water elevation..

Mr. Pawlak then stated that he has been out to the site since the last meeting and did not see the Bobolink. It is his opinion that the previous two sightings were of the species passing through the site and not utilizing the site for breeding purposes. Mr. Pawlak is also in agreement with a condition requiring a monitoring plan for the basin and pond plantings. Consultant Keith Morris asked that the plan be submitted for review as part of the public hearing process. Mr. Pawlak agreed to submit a monitoring plan for review.

Architect Biff Schechinger then presented a revised plan to the Commission which eliminates the wetland crossing with the roadway and connects two cul de sac roads by a foot bridge across the wetlands. Mr. Pawlak stated that he is in favor of the plan due to the elimination of wetland impacts.

Public Comment:

Steve Rolocut, 32 Farmstead Lane – Mr. Rolocut asked if any test pits have been conducted on site to ensure the proposed pond would maintain the proper water level. Mr. Pawlak stated none had been done on site but he has tested the top 20 inches of soils. He stated the proposed well will insure the pond level is maintained. Mr. Schechinger stated that an aerator would be installed if necessary to create water movement

Mark Vandevanter, 28 Farmstead Lane – Mr. Vandevanter asked who would be responsible for maintaining the site if all the units are not sold. Applicant Rolland Dowd stated the developer is responsible for any fees/maintenance associated with unsold units.

A discussion followed on the details of a Homeowner's Association and the grades in the area of the northwest units on site.

Following the discussion Chairman Christian stated the hearing would be left open and continued until the August 23, 2011 meeting at 7:30 P.M.

PUBLIC COMMENT

None

CONSULTANT'S REPORT

Consultant Keith Morris handed out a revised Commission member list with contact information. He also stated that the fall meetings could not be held in Town Hall because the bottom floor will be used as the library during this time.. First Selectman Tom Frenaye has set up the Ambulance Association on Bridge Street as the temporary meeting location for the fall. The Commission stated this would be fine.

APPROVAL OF MINUTES FROM JUNE 28, 2011

Commissioner Noble made a motion to approve the minutes as written. Commissioner DiLorenzo seconded the motion which was made and carried unanimously.

ADJOURNMENT

Commissioner Noble made a motion to adjourn the meeting. The motion was seconded by Commissioner DiLorenzo and was made and carried unanimously. The meeting was adjourned at 8:45 PM.

Respectfully submitted by
Tom Heffernan