

**SUFFIELD CONSERVATION COMMISSION
MEETING MINUTES
MEETING OF TUESDAY, NOVEMBER 9, 2021**

PRESENT:

Art Christian, Chairman
Glenn Neilson, Vice Chairman
Ray Wilcox
Norm John Noble
Beth Fanous
Tom Elmore (via Zoom)

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 Morris read the agenda. Alternate member Elmore shall be voting member in place of Commissioner Reilly who was not present.

PLAN ACCEPTANCE:

Permit# 1678A– Malec (applicant) – Construction of a 16,000 sf Industrial/Retail building – East Street South. This property is located at 1087 East Street South, nearest intersection being Harvey Lane. Assessor’s Map 70H, Block 51, Lot 27.

Consultant Morris informed the Commission that they each have hard copies of the submitted information for their review along with his comments and a memo from the Town engineer.

Project Engineer Chris Alford gave an overview of the project. The proposal is to construct a 16,000 square foot Industrial/Retail building at 1087 East Street South with 35 parking spaces. The front of the building will be retail and the larger back portion industrial. Approximately 4,700 sf of wetlands will be disturbed for the proposed project. Proposed wetland mitigation includes construction of a 3,450 sf water quality basin and the enhancement of 3,400 sf of wetlands that is currently maintained lawn. An extensive planting plan is proposed for each area. In addition, a 5,800 sf water quality basin was constructed during the initial phase of the project in 2019 and currently acts as a functioning wetland area.

After discussion, Consultant Morris presented his comments on the project. Vice Chairman Neilson then made a motion, seconded by Commission Wilcox, to approve the application of Kurt Malec for the construction of a 16,000 sf industrial/retail building with the following conditions:

Suffield Conservation Commission stipulations 1-11 shall apply. (Copy attached).

12) After soil and erosion controls have been installed, and prior to the start of work, a site inspection shall be held with the site contractor, and the Conservation Commission and/or their agent. All soil stockpiles shall be ringed with erosion controls and seeded if left for longer than 30 days.

13) The proposed plantings shall be monitored in the spring and fall of the first two growing seasons with a report being emailed to the Commission's consultant after each inspection. The report shall include mitigating measures if additional plantings are warranted due to their survival rate.

The plan of record is entitled "Plan To Show Proposed Industrial/Retail Building and Other Site Improvements", prepared for United Gear, by Alford Associates, Inc., sheets, EXC1, G1, L1, , and Notes 1 and 2, with latest revision date of October 20, 2021.

The Commission is in receipt of a sewer capacity letter from the Suffield WPCA dated October 22, 2021, two environmental reports from REMA, dated October 20, 2021 and November 9, 2021, a memo from the Town Engineer dated November 9, 2021, and Consultant comments dated November 9, 2021.

This property is located at 1087 East Street South, nearest intersection being Ucar Street. Assessor's Map 6, Block 10, Lot31. This permit is granted in a Summary Ruling; however, it is the Commission's opinion after reviewing the proposed wetland mitigation plan, that the proposed work shall not have a negative impact on wetlands. This permit shall expire on March 9, 2025. The applicant has submitted a filing fee of \$ 576.00.

The motion carried unanimously.

ELECTION OF OFFICERS

After a brief discussion, Commissioner Fanous made a motion, seconded by Commissioner Elmore, to elect Commissioner Christian Chairman, Commissioner Neilson Vice Chairman, Commissioner Noble Secretary, and Commissioner Wilcox Treasurer. The motion was carried unanimously.

PUBLIC COMMENT:

None

CONSULTANT'S REPORT:

Consultant Morris stated that each Commissioner has a copy of the 2020/2021 annual report for the Commission that he has prepared. After a brief discussion Consultant, Morris stated that he would submit the report tomorrow.

APPROVAL OF MINUTES FROM THE OCTOBER 26, 2021 MEETING OF THE COMMISSION

Vice Chairman Neilson made a motion, seconded by Commissioner Noble, to approve the minutes as written. The motion carried unanimously.

ADJOURNMENT

Commissioner Wilcox made a motion to adjourn the meeting, seconded by Commissioner Fanous. The motion was carried unanimously. The meeting was adjourned at 7:42 P.M.

Respectfully submitted by
Norm John Noble
Recording Secretary