

Application No. 668-16E/S John Zubretsky, Land Of Lucille K & Martha T LeClair, 207 Church St. Parcel # 222-047 & 222-016

Application for construction of a new mixed use, multi-family development within a regulated area.

Also seeking Erosion and Sedimentation Control Certification.

A Memo from Michael Turner, Town Engineer dated January 20, 2016 was provided to the applicant and the Commissioners.

Chairman Sanzaro pointed out that there are enough Commissioners for a quorum, however since there are only 5 Commissioners any vote for approval would have to be unanimous.

Chairman Sanzaro offered the following options to the applicant:

1. To proceed and present the application and allow the applicant to decide if they want a vote or wait for another meeting with more members.
2. Schedule a Special Meeting with more members.
3. Table the application until the next regularly scheduled meeting.

The applicant decided to proceed with the presentation.

Kevin Johnson LA, from Close, Jensen and Miller represented the applicant.

Mr. Johnson gave a general overview of the site.

Mr. Johnson explained that the wetlands had been flagged by All Points Technology Corporation in the fall of 2015.

There is a 100Yr Flood Zone cutting diagonally across the site, with a Flood Elevation of 28.5. The topography generally slopes from East to West.

The applicant is proposing to demolish a portion of the existing building, create an ingress/egress driveway, and construct a new 30 unit residential building.

The existing building would be mixed residential & commercial use.

The new building would have to be elevated within the Flood Zone.

To compensate for the loss of Flood storage they are proposing to excavate a water quality basin along the west and south side of the parking lot.

Between the filling and excavating they will create an additional 25 Cu.Yds. of Flood Storage.

They will maintain the same drainage pattern, with sheet flowing to the South and West.

There will be a stone filled filtration trench along the edge of the parking to slow down any storm runoff and contain any sediments, they are proposing a water quality unit to filter out any pollutants and allow infiltration before running into Beaver Brook.

They have a underdrain system in the water quality water quality unit with two outlets to Beaver Brook.

The construction of the two outlets will result in a 35 S.F. temporary wetlands disturbance.

Mr. Johnson discussed landscape plantings with an emphasis on native plants. Erosion control would be accomplished with the use of standard haybale, silt fence and geotextile fabric until the grass becomes established. There is an Erosion Control narrative on the plans.

Mr. Johnson addressed the comments in Mike Turner's memo and pointed out that they would be decreasing the impervious area by 15-17%.

In summary they are creating about 25 additional Cu.Yds. of compensatory Flood Storage, reducing impervious coverage, introducing native species & plantings, providing a stone infiltration trench, as well as a water quality basin and encouraging ground water infiltration.

Commissioners questioned if the water quality basins would need cleaning or maintenance and if the water quality basin was sized in accordance with DEEP standards.

Mr. Johnson indicated that there were maintenance notes on the plans and that the water quality basins were designed in accordance with DEEP standards.

Mr. Johnson also agreed to follow up with Mike Turner on any computations he is seeking.

Commissioners had additional questions about the use of rip rap on a spillway, garage parking and snow storage.

Mr. Johnson stated that they had considered rip rap but felt it would be better to let the whole thing sheet flow, they are willing to reconsider rip rap if Mr. Turner or the Commission wanted it, any snow would be trucked off the site.

Cindy Hughes & Lucille LeClair spoke in favor of the project.

Jefferey Horn PE and a former Rocky Hill Inland Wetlands Chairman introduce himself and indicated that he was assisting Mr. Johnson and the owners in the design.

Commissioners stated that the property as a hole would be better off than it is now by decreasing the impervious surface areas and treating the runoff. From the zoning table on the plans the impervious area would drop from 80% to 64%. From a wetlands standpoint they would be in better shape.

Motion by Commissioner Owen to Approve as Summary Ruling with the condition that the items in Mike Turner's January 20, 2016 memo be addressed to Mr. Turner's satisfaction, seconded by Commissioner Michaels.

All voted in favor, motion passed.

Motion by Commissioner Owen to Certify the Erosion/Sedimentation plan as submitted, seconded by Commissioner Michaels.

All voted in favor, motion passed.

GENERAL BUSINESS

1. Approval of Minutes- November 18, 2015
(LS,JK,DA,LB,BD,DH,LM)

Motion by Commissioner Kulpa seconded by Commissioner Michaels to Approve the minutes with the suggested corrections.
All Commissioners present at the meeting voted in favor. Motion passed.

2. Correspondence (No Action Required)
 - a. "The Meadow View" newsletter
 - b. "Pollution Prevention View" newsletter

ADJOURNMENT

Chairman Sanzaro Adjourned the meeting at 7:57 pm

I hereby certify that the above is a true copy of the minutes approved by the Inland Wetlands & Watercourses Commission.

Don Moisa, Wetlands Agent

Date