

Inland Wetlands & Watercourses Commission **June 18, 2008**
Public Hearing/Public Meeting

The Inland Wetlands & Watercourses Commission held a Public Meeting on Wednesday, June 18, 2008 at 7:30 P.M. in the Community Room, Wethersfield Police Department, 250 Silas Deane Highway, Wethersfield, CT 06109.

Members Present: Antonio L. Margiotta, Chairman
 David Ambrose
 George Camarco
 David Forrest
 Joseph Hallisey
 Frank H. Morris
 Brent M. Owen
 Louis Sanzaro
 Matthew John Zagaja

Also Present: Don Moisa, Wetlands Agent

Chairman Margiotta opened the meeting at 7:30 p.m.

GENERAL COMMENTS (Seven (7) persons in the audience)

No comments.

PUBLIC HEARING

Don Moisa, Wetlands Agent read the Legal Notice of May 5, 2008 and June 12, 2008 that appeared in the Hartford Courant regarding the application.

Application No. 569-08 E/S Phoenix Medical LLC 1190,1206,1260 Silas Deane Highway, Parcel Nos. 237-010, 238-013 land of Phoenix Retail, LLC and Connecticut Light & Power Parcel No. 238-010 Application to create additional parking within a regulated area for a proposed building addition, also seeking Erosion and Sedimentation Control Plan Certification.

Corey Garro & Kevin Johnson of Close, Jensen & Miller PC represented the applicant. Corey Garro outlined the project as a revision to the previous application submitted in April 2008. Mr. Garro explained the proposal, which involves the construction of a 12,865+ square foot building addition. The construction of additional parking is proposed on an adjacent property owned by Phoenix Retail LLC and Connecticut Light & Power Company. The repavement of the existing parking area and the construction of additional parking spaces involve the filling of approximately 4,500 square feet of wetlands and the deposition of approximately 4,100 cubic yards of fill, processed aggregate and bituminous concrete within the 100-year floodplain. The existing storm drainage either sheet flows or is conducted through existing piping and discharging to the

wetlands. In the developed condition, storm water runoff from the parking areas will be directed through catch basins with sumps and grease/oil separators prior to discharge to the wetlands. Storm water discharge to the wetlands from the Town of Wethersfield drainage system will remain untreated.

Motion by Commissioner Forrest, seconded by Commissioner Hallisey to close the Public Hearing. All Commissioners present voted in favor. Motion passed.

PUBLIC MEETING

Application No. 569-08 E/S Phoenix Medical LLC 1190,1206,1260 Silas Deane Highway, Parcel Nos. 237-010, 238-013 land of Phoenix Retail, LLC and Connecticut Light & Power Parcel No. 238-010 Application to create additional parking within a regulated area for a proposed building addition, also seeking Erosion and Sedimentation Control Plan Certification.

Chairman Margiotta commended the applicant on a good job of addressing all the concerns, and enhancements to the area, minimizing the impacts and much better improvements.

Commissioners Owen and Forrest also commended the applicant.

Motion by Commissioner Forrest, seconded by Commissioner Ambrose to approve the application with the following stipulations:

1. 4' sumps be used on all proposed catch basins
2. the owner shall submit annual invoices to Town staff indicating that the stormwater treatment units are being cleaned and maintained.
3. all existing catch basins, pipes and drainage system appurtenances to remain shall be cleaned.

All Commissioners present voted in favor. Motion passed.

Motion by Commissioner Ambrose, seconded by Commissioner Owen to approve the Erosion and Sedimentation Control Plan as presented. All Commissioners voted in favor. Motion passed.

GENERAL BUSINESS

1. Approval of Minutes – May 21, 2008 Meeting (TM,BO,MZ,FM,JH,GC,DF)
Motion by Commissioner Camarco, seconded by Commissioner Forrest to approve the May 21, 2008 minutes. All present voted in favor. Motion passed.

Approval of Minutes – May 30, 2008 Special Meeting
(TM,DA,GC,BO,MZ,LS,FM,JH)

Motion by Commissioner Ambrose, seconded by Commissioner Camarco to approve the May 30, 2008 Special Meeting minutes. Commissioner Forrest

abstained. All remaining Commissioners present voted in favor. Motion passed.

2. Correspondence (NO ACTION REQUIRED)
 - a. Email and attachments provided by Commissioner Brent Owen from IWWC training – “Farming Exemption & Law Changes”.
 - b. Email and attachments provided by Commissioner Brent Owen from IWWC Training – “Robert Rules for IWWC”.
 - c. Email and attachments provided by Commissioner Brent Owen from IWWC Training – “Public Hearing Procedures for Wetlands Agencies”

ADJOURNMENT

Motion by Commissioner Camarco, seconded by Commissioner Forrest to adjourn the meeting at 8:20 p.m.

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