

Inland Wetlands & Watercourses Commission
August 18, 2005
Special Meeting

The Inland Wetlands & Watercourses Commission held a Special Meeting on Thursday, August 18, 2005 at 7:30 P.M. in the Public Works Conference Room, Wethersfield Town Hall, 505 Silas Deane Highway, Wethersfield, CT 06109.

Members Present:

Fred Clark, Chairman
Lawrence Buck
David Ambrose
Antonio Margiotta
Michael Scenti

Also Present:

Don Moisa, Wetlands Agent

Chairman Clark opened the meeting at 7:32 PM

GENERAL COMMENTS (Six (6) persons in the audience)

There were no general Comments

PUBLIC MEETING

Application No. 516-05E/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

William Bellock was present.

Chairman Clark reviewed the history of the application, the progression of the application and plans and the dialogue with the applicant and deliberations through the public hearing and the application process.

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

1. The applicant to submit to the Town Engineer for approval a hydraulic analysis on the Folly Brook to insure there would be no impact on the 100Yr. Flood Level.
2. The applicant will make improvements to the brook to enhance flow conditions and appearances for review by the Inland Wetlands and Water Courses Commission.
3. The applicant to submit to The Inland Wetlands and Water Courses Commission a copy of the proposed Conservation Easement for review.
4. A recommendation be sent to the Planning and Zoning Commission that no Certificate of Occupancy be issued until the Conservation Easement is approved and on file in the land records.

Commissioner Margiotta questioned the details on cleaning and widening of the brook.

Commissioner Clark, Commissioner Ambrose, Commissioner Buck, Commissioner Scenti voted in favor of the motion to approve with stipulations.

Commissioner Margiotta was opposed.

Motion failed.

Motion by Commissioner Buck, Seconded by Commissioner Ambrose to deny the Application without prejudice. All Commissioners voted in favor.

Motion carries.

Application No. 520-05E/S, Steve Fiedler, Real Estate Manager, Tim Horton's-New England, 486 Silas Deane Highway, Parcel # 207-46 Application for demolition of existing building, construction of a new Tim Horton's Restaurant, & placement of fill within a regulated area. Also seeking Erosion & Sedimentation Control Plan Certification.

Present were:

Attorney Peter Alter
Steve Fielder Real Estate Manager
Eric Labatt Project Engineer

Attorney Peter Alter presented plans for Tim Horton's Restaurant.

Commissioner Buck notified the Commission that he had business relationships with Peter Alter.

Attorney Alter explained there were inland wetlands on the adjoining property flagged by Soil Scientist Ken Stevens but there was not any Inland Wetlands on the Applicants property.

The applicant would be filling a small area of the 100 yr. Flood Zone but was mitigating the encroachment by providing comparable flood storage in an underground 48" CMP.

Commissioner Buck questioned the Bench Mark datum shown on the plan.

Since there was no direct impact on the wetlands & there was adequate compensation for flood storage, motion by Commissioner Buck, seconded by Commissioner Margiotta to approve as a Summary Ruling.

All Commissioners voted in favor.

Motion carries.

Motion by Commissioner Buck, seconded by Commissioner Margiotta to Certify the Erosion & Sedimentation Control Plan.

All Commissioners voted in favor.

Motion carries.

Application No. 521-05 ES, Connecticut Natural Gas, Application for upgrade of existing gas regulator vaults on Fox Hill Road ROW at Fairlane Brook within a regulated area. Also seeking Erosion & Sedimentation Control Plan certification

Vasant Patel of Connecticut Natural Gas Corp. presented plans to upgrade the existing gas regulators vaults on Fox Hill Rd.

The Commission determined that since the disturbed area was less than 1/2 Acre Erosion and Sedimentation Control Plan Certification was not necessary.

Motion by Commissioner Buck, seconded by Commissioner Ambrose to approve as a Summary Ruling.

All Commissioners voted in favor.

Motion carries.

Application No. 522-05E/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 (Or Revision to App. No. 518-05 ES)

Commissioners reviewed revised plans of the previous application No. 518-05 ES showing a different building size and driveway configuration.

Motion by Commissioner Buck seconded by Commissioner Scenti to approve the revised plan as a modification of Application No. 518-05 ES.

All Commissioners voted in favor.

Motion Carries.

Commissioners wished to retain the original application No. (518-05 ES) and to re-use Application No. 522-05E/S in the future.

GENERAL BUSINESS

1. Approval of Minutes - July 20, 2005 (FC,JS,JH,LB,MS,AM) **Tabled**
2. Correspondence (NO ACTION REQUIRED)
 - a. Memo Declaratory Ruling 165 Elm St.
 - b. Memo re: Stop Work Church Homes, 295 Ridge Rd.
 - c. Email from Paul Woodworth re: Organic Lawn and Turf Course
 - d. Update on passage of a Farmland Preservation Bill
 - e. Discussion Tangle wood Open Space Drainage project
3. Discussion Meeting Date Change to Second Wednesday of Month

ADJOURNMENT

Motion by Commissioner Ambrose, seconded by Commissioner Buck to adjourn the meeting at 8:45 p.m.

All voted in favor.

Don Moisa, Wetlands Agent