

## **Inland Wetlands & Watercourses Commission**

### **October 19, 2005**

The Inland Wetlands & Watercourses Commission held a Public Hearing/Public Meeting on Wednesday, October 19, 2005 in the Community Room, Wethersfield Police Department, 250 Silas Deane Highway, Wethersfield, CT 06109.

**Members Present:**

Chairman Fred Clark  
Vice Chairman David Ambrose  
Antonio Margiotta  
Louis Sanzaro  
Frank Morris  
Michael Scenti  
Jim Sweeney  
Joseph Hallisey

**Also Present:**

Don Moisa, Wetlands Agent

Chairman Fred Clark opened the meeting at 7:30 p.m.

**GENERAL COMMENTS** (Eight (8) present in audience).

There were no general comments.

Chairman Clark amended the agenda to clarify that Application No. 524-05E/S Bellsite Development would follow the public hearing and be placed on the agenda in the Public Meeting section.

**PUBLIC HEARING**

**Application No. 524-05E/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.

Vice Chairman Ambrose read the Legal Notice for the record.

William Bellock and Robert Arsenault PE outlined the project as a 12 unit age restricted housing complex on 11.5 Acres, 2.5Acres would be developed and 8.5 Acres of Open Space.

Robert Arsenault presented a letter/report from Soil Scientist Michael Gragnolati and photographs of Folly Brook both to the North and South of the project taken during the recent heavy rains.

Robert Arsenault explained the proposed widening/straightning/cleaning of Folly Brook to 15'-18' width and removal of the understory and debris within the brook.

Commisioners questioned the end treatment of the pipe outflows,annual cleanout, and flood way impacts.

Robert Arsenault explained that the net removal of material as part of the cleanout and straightening of the brook, similar as to the North and South of the project, would open up a bottleneck and improve the conveyance of storm water.

Commisioners pointed out that Folly Brook Blvd. as well as Spruce St. would be overtopped by a 100Yr. Flood and would restrict access to the site during an emergency.

Robert Arsenault explained that Folly Brook Blvd. and Spruce St. would be covered by 8"-12" of water above Elevation 52 during a 100Yr. Flood.

Commissioners questioned the type of silt fence along the North , South , & West sides of the project and the lack of Silt Fence shown along the Folly Brook Blvd. side of the project, the possible need for additional check dams within Folly Brook during construction, and the type of equipment to be used for construction within the brook.

There were no other comments either for or against the project.

Vice Chairman Ambrose motion to Close the Public Hearing Seconded by Commissioner Hallisey all voted in favor.

Motion Passed.

## **PUBLIC MEETING**

**Application No. 524-05E/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 and Robert J. Arsenault, P.E. of Civil Engineering Services were present.

A general discussion of the project by all Commissioners took place with emphasis on Flood Contingency Plans if Folly Brook Blvd. and Spruce St. were to be flooded, additional erosion control check dams during construction, and culvert clean-out.

Motion by Commissioner Hallisey seconded by Commissioner Sanzaro to approve the application with the following Stipulations:

1. Notification shall be placed on the Plans and the Land Records that Folly Brook Boulevard and Spruce Street are subject to flooding to Elevation 52 for a 100yr. Storm, which can and will temporarily isolate the development with a foot or more of floodwaters. A Flood Contingency Plan shall also be put on the Plans and Land Records.
2. The Southerly most culvert and swale shall be cleaned of debris and sediments within the Town Right of Way.
3. Combination Silt Fence/Hay Bales shall be shown on the plans and used along the South, West, and North Sides of the project in lieu of the single silt fence. Silt Fence shall be added to the plans and used along the Folly Brook Boulevard side of the project.
4. Add temporary check dam requirements to the plans for use in Folly Brook during Construction; place as necessary to prevent sediment transport downstream; clean and remove temporary check dams upon completion of grading and stabilization work.
5. Add a note to the plan that there will be full restoration of all disturbed areas, particularly including from the cleaning and widening of Folly Brook.
6. Add a Flood Contingency Plan to the plans in the event of possible flooding during construction.
7. The proposed Conservation Easement is placed on the Land Records.
8. The design Engineer must certify the built condition is the same as the designed drawings to staff.

The Commissioners found that there were no prudent or feasible alternatives.

Commissioners Anthony Margiotta, Frank Morris, James Sweeney voted opposed

Commissioners Michael Scenti, Fred Clark, David Ambrose, Joseph Hallisey, Lou Sanzaro voted in favor.

Motion for approval carried.

Vice Chairman Ambrose motion to certify the Erosion and Sedimentation Control Plan ,Seconded by Michael Scenti.

All voted in favor.

Motion carried.

**Application No. 527-05E/S, Toll Connecticut Limited Partnership, Property of Elias M. Loew Connecticut Realty Trust , 2322 Berlin Turnpike Newington Ct. ,& Back Lane Wethersfield Ct.** Application for Back Lane Drainage Improvements also seeking Erosion & Sedimentation Certification

Attorney Thomas Regan, John Mancini of BL Companies & Martin Malin PE of BL Companies outlined the project as consisting of 71 Townhouse Units in Newington.

Access would be both off of Prospect St. in Newington and Back Lane in Wethersfield.

After flowing through a narrow detention basin in Newington storm water runoff would then tie into the storm drainage system in Back Lane in Wethersfield.

A short section of Back Lane would be reconstructed.

Motion by Commissioner Sweeney seconded by Commissioner Morris to approve the application.

All voted in favor

Motion passed.

Motion by Commissioner Ambrose seconded by Commissioner Sweeney to certify the Erosion & Sedimentation Plan.

All voted in favor.

Motion passed.

## **GENERAL BUSINESS**

1. Approval of Minutes - September 21, 2005 (DA,JS,JH,MS,AM,LS)

Motion by Commissioner Hallisey, seconded by Commissioner Sweeney To approve [the minutes of the September 21, 2002 meeting](#). All voted in favor of those present at the meeting.

2. Correspondence (NO ACTION REQUIRED)
  - a. "The Meadow View" newsletter
  - b. "Cultivating Diversity " Newsletter
  - c. 2005 Municipal Wetland Commissioners Training Program, brochure
  - d. "The Habitat" newsletter.

## **ADJOURNMENT**

Motion by Commissioner Sweeney, seconded by Commissioner Sanzaro to adjourn the meeting at 9:20 p.m. All voted in favor.

Don Moisa, Wetlands Agent