

MEETING MINUTES

Conservation Commission
August 12, 2021
6:30 PM
Zoom Remote Access Only

RECEIVED FOR RECORD
WATERFORD, CT
2021 AUG 17 PM 2:57

Members Present: David Lersch, Richard Muckle, Tali Maidelis, Geneva Renegar
and Wade Thomas (6:37 pm) (1 Vacancy)
Members Absent: Jessica Patterson
Alternates Present: Julie Wainscott, Ivy Plis (1 Vacancy)
Staff Present: Maureen FitzGerald, Environmental Planner
Katrina Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

R. Muckle called the meeting to order at 6:31 p.m. I. Plis was seated for J. Patterson, J. Wainscott was seated for the vacancy.

2. APPROVAL of the July 22, 2021 MEETING MINUTES

Motion: Motion made by D. Lersch, second by J. Wainscott to approve the July 22, 2021 meeting minutes.

Vote: 6-0

3. APPLICATION REVIEW

C-21-08: 908 Hartford Turnpike – Multifamily Development – Cohanzie Partners, LP. - Applicant, Estate of Constance Rice - Owner, & Summer Hill Civil Engineers - Agent

Mike Ott, PE, Summer Hill Civil Engineers, Sagan Simko, Wetland Scientist, BL Companies, Quandra Swayze, Harrison Consultants, Ron Penton, LaRosa Building Group, were present for the applicant.

M. Ott reviewed the project location and the proposal to construct two buildings with a total of 40 rental apartment units and a community building.

S. Simko reviewed the wetlands in closest proximity to the development area. An un-named perennial stream in the Jordan Brook watershed flows east to west. It has a man-made excavated pond area and is identified as watercourse 1 in the wetland report. A forested wetland area is hydraulically connected to the stream and is identified as wetland 1. Both the stream and wetland have cobble and boulder substrates. There is another stream and wetland further south on the property but it is well away from the proposed development.

M. Ott reviewed a site grading plan for the development with the 100 ft. upland review area and 50 ft. off-set from the wetland boundary highlighted. Activity within the upland review area is limited to the eastern side of the development. He noted the limit of disturbance line has been re-located closer to the limits of grading. A double row of silt fence has been added at the limit of disturbance. He reviewed the proposed outlet location and design flow rates. The infiltration basin will treat the water quality volume and provide the groundwater recharge volume on an annual basis. The basin will be over-excavated and a sand, topsoil, compost mixture placed in the basin bottom. Vertical riser pipes will direct flows exceeding the water quality volume to the subsurface detention chambers.

W. Thomas asked if the outlet could be relocated to the west side of the basin, further from the wetland. M. Ott replied he does not think he can make it work elevation-wise.

W. Thomas asked if a hydro-dynamic separator unit was considered for the storm drain prior to the infiltration basin and if isolater rows were going to be incorporated into the subsurface chamber system. M. Ott noted he will be adding a forebay to the basin but will look into a separator unit design as well.

R. Muckle requested written responses to staff's review comments and requested the engineer review an alternative location for the outfall.

M. Ott reviewed the grading and sidewalk locations around the community building. The proposed walking trail is an existing path, no improvements are proposed at this time.

Staff reviewed her written comments of August 9, 2021 with the Commission.

The Commission discussed whether the application requires a public hearing in accordance with Section 9.1 of the wetland regulations.

Motion: Motion by D. Lersch, second by I. Plis that the proposed regulated activity does not involve a significant impact or require a public hearing per Section 9.1 and does not require a public hearing.

Vote: 7-0.

4. NEW APPLICATIONS

No new applications were received.

5. PAYMENT OF BILLS

Motion: Motion made by W. Thomas, second by G. Renegar to approve the bill from The Day for \$260.85.

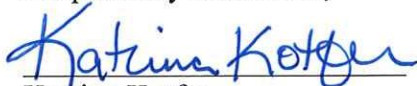
Vote: 7-0

6. ADJOURNMENT

Motion: Motion made by W. Thomas, second by T. Maidelis to adjourn at 7:31 pm.

Vote: 7-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary