

**CHESHIRE INLAND WETLANDS AND WATERCOURSES COMMISSION
REGULAR MEETING
TUESDAY, MARCH 3, 2015
TOWN HALL 84 SOUTH MAIN STREET
COUNCIL CHAMBERS AT 8:40 P.M.
Immediately following the Public Hearing**

Members present: Robert de Jongh, Dave Brzozowski, Kerrie Dunne, Charles Dimmick and Earl Kurtz.

Members Absent: Will McPhee and Thom Norback.

Staff: Suzanne Simone.

I. CALL TO ORDER

Chairman de Jongh called the regular meeting to order at 8:40 pm.

II. PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited at the public hearing.

III. ROLL CALL

Ms. Dunne called the roll at the public hearing. Members in attendance for the public hearing were still in attendance for the regular meeting.

Robert de Jongh, Dave Brzozowski, Kerrie Dunne, Charles Dimmick and Earl Kurtz were present.

IV. DETERMINATION OF QUORUM

A quorum was determined at the public hearing.

V. APPROVAL OF MINUTES Regular Meeting – February 3, 2015

Chairman de Jongh requested that the Commission defer the approval of the minutes to the end of the meeting. Commission members agreed to defer the approval of the minutes to the end of the meeting.

At 9:39 pm:

Motion: To approve the minutes from the February 3, 2015 regular meeting with corrections.

Pg. 3 L36 “Dr. Dimmick” to “Dr. Dimmick said”, L37 “over” to “were”, L50 “have” to “when”; pg. 8 L34 “effect” to “affect”; pg. 10 L11 “entirely” to “entirety”.

Moved by Mr. Kurtz. Seconded by Mr. Brzozowski. Motion approved unanimously by Commission members present.

VI. COMMUNICATIONS

1. **Notification from CT DEEP
Re: Modification of the Farmington Canal Embankment over Ten Mile River**

This communication was reviewed.

2. **The Habitat, Winter 2015 Newsletter, Volume 27, Number1
(To be handed out at meeting)**

A copy of The Habitat was handed out to Commission members at tonight’s meeting.

3. **Staff Communication: Re: Application #2015-001
Jarvis Street, Resubdivision**

This communication was reviewed. This item was subject of tonight’s public hearing.

4. **Communication from CT DEEP
Re: NDDB Determination for 920 Jarvis Street**

This communication was reviewed.

5. **Request for Determination, 721 Cook Hill Road, Horse Barn**

This communication was reviewed and is subject of new business on tonight’s agenda.

6. **Staff Communication Re: Request for Determination #2015-002
Cook Hill Road, Proposed Horse Barn**

This communication was reviewed and is subject of new business on tonight’s agenda.

7. **Request for Determination, Mountain Rd. Pavement Improvement**

This communication was reviewed.

8. **Staff Communication Re: Request for Determination #2015-003, Mountain Road, Road milling and paving**

This communication was reviewed.

9. **Staff Communication Re: Application #2015-004 Grove Street, Site Plan**

This communication was reviewed and is subject of new business on tonight's agenda.

10. **Staff Communication Re: Application #2015-005 Dodd Middle School, Atwater Place, Site Plan**

This communication was reviewed and is subject of new business on tonight's agenda.

11. **Staff Communication Re: Application #2015-031A Creamery Road, Sediment Removal, Honeypot Brook**

This communication was reviewed. Ms. Simone stated this was a modification to an existing permit.

12. **CT DEEP Aquatic Pesticides Application**

This communication was reviewed.

VII. INSPECTION REPORTS

1. **Written Inspections**

Ms. Simone stated there were no written communications.

2. **Staff Inspections**

Ms. Simone stated there were no staff communications.

VIII. ENFORCEMENT ACTIONS

1. **Notice of Violation** **SC 1/07/14**
Mr. Nathaniel Florian
Woodruff Associates
Unauthorized Activities in the Upland Review Area/Inland Wetlands
108 Blacks Road
Assessor's Map 19, Lots 43 & 44

Chairman de Jongh stated this item would remain on the agenda for ongoing monitoring.

2. Notice of Violation SC 05/06/14
Ms. Suzy Lynn Antunes Ribeiro SC 06/03/14
SC 06/17/14
Unauthorized Activities in the Upland Review Area/Inland Wetlands
64 Rita Avenue
Assessor's Map 14, Lot 43 CO #12-2-
2014-A

Chairman de Jongh stated this item would remain on the agenda for ongoing monitoring.

3. Notice of Violation SC 08/05/14
Terrence and Deanna McIntosh SC 09/02/14
Unauthorized Activities in the Upland Review Area/Inland Wetlands
20 Smith Place
Assessor's Map 30, Lot 146 CO #9-1-2014-A

Chairman de Jongh stated this item would remain on the agenda for ongoing monitoring.

Dr. Dimmick commented that with the weather we have been having he didn't think they had any luck doing anything.

IX. UNFINISHED BUSINESS

1. Permit Application APP 2015-001
Apex Developers, LLC DOR 01/20/15
Jarvis Street PH 02/17/15
Postponed
PH 03/03/15
Resubdivision MAD 04/07/15

This item was subject of tonight's public hearing and was continued to the March 17, 2015 meeting.

Dr. Dimmick said there was a questioned raised by the applicant as to whether or not we wanted to vote on significance. He stated he did not know where they (the Commission) stood on that and asked if our regulations required that somewhere along the line - that we vote on that.

Ms. Simone stated she will look into that and since the public hearing was continued she could report on this at that time.

Dr. Dimmick said okay so we'll settle on that one way or the other.

Chairman de Jongh said based on the past history of that area you'd think it would be significant.

X. NEW BUSINESS

1. Wetland Determination RFD 2015-002
MMI
721 Cook Hill Road
Horse Barn

Darin Overton, PE of Milone and MacBroom was present on behalf of the applicants John and Christine Barry.

Mr. Overton said he had an aerial photograph (of the site) – he shared the photo with Commission members.

Mr. Overton stated they submitted a site plan showing the proposed location of the barn and the Barry's have acquired an adjacent lot and had taken an access way to build a driveway in there to access the barn instead having to awkwardly go around their house to access the barn.

Mr. Overton said there is an existing barn and horse corral in the front and there's a horse riding arena in back. He explained that there's a pond on the site.

Mr. Overton stated that Cook Hill Road is just to the north the property and actually sits on south side Cook Hill Road. He said so it's an existing horse barn and there's another fenced in area.

Mr. Overton said what they want to do is build another barn for the horses and as part of that there is going to be a wash down area for the horse and they may eventually have a sink in the barn.

Mr. Overton explained did some test pits and located an area for a septic system.

Mr. Overton explained Chesprocott wants to go out and monitor the ground water so we don't have a final design on the leaching field

but they've got a location and whenever the snow decides to melt, they'd go out and monitor the stand pipes out there.

Mr. Overton stated Bill Root, a certified soil scientist from his office went out there and delineated the wetlands on the site and on the map and we've delineated the 50 foot upland review area.

Mr. Overton explained there was a little bit of a ridge that comes through here. He said the barn sits just essentially on what is the west side of the drainage divide. He explained there is kind of narrow ridge and that the east side slopes towards the pond and the westerly property line.

Mr. Overton noted the location of the contour labels on the plan. He said he thought this was the best way to see what exists out there now and where they have located the barn to the desire of the owners; it's between the existing trees and provides reasonable access to the riding arena in the back.

Mr. Overton stated it's a relatively flat area. He said they'd be able to site the barn and grade the area without any impact to the upland review area.

Mr. Overton stated the barn itself is just outside in the 50 foot upland review area – it's a little over 60 feet away from the delineated wetlands which is essentially the edge the pond.

Mr. Overton stated it was an ongoing agricultural use of the property and they have no impacts to wetlands or direct impacts to the upland review area as part of this.

Dr. Dimmick asked and if the barn is a structure that is essential to the farming use.

Mr. Overton stated yes.

Motion: That the Commission declares that the proposed activities fall within the regulatory exemptions and does not require a permit from this Commission.

Moved by Dr. Dimmick. Seconded by Ms. Dunne. Motion approved unanimously by Commission members present.

- | | | | |
|----|-------------------------------|-----|----------|
| 2. | Wetland Determination | RFD | 2015-003 |
| | Town of Cheshire Public Works | | |
| | Mountain Road | | |

Pavement Improvements

Don Nolte of the Public Works Department was present.

Mr. Nolte addressed the Commission.

Mr. Nolte stated he was here to make a request for a determination for the grant administrators who have tentatively awarded the town \$350,000 - \$400,000 grant to repave a portion of Mountain Road roughly from Homestead Lane to 4500 linear feet to the north.

Mr. Nolte stated they are preparing their final application and it's for a milling and paving operation. He explained curbs will be replaced if money is available and the bids come in where they like.

Mr. Nolte said they were here to dot the I's and cross the T's in regards to a wetland permit. He said there are a few wetlands near to the road but they hope a permit will not be necessary.

Dr. Dimmick asked if they were changing any of the catch basins.

Mr. Nolte stated no there are 46 catch basins and it's a very flat road with an average grade of less than 1% but there are no drainage deficiencies and no change in grade or any additional drainage proposed.

Chairman de Jongh asked if there are any areas where activities are going to take place that are really close to the wetland area and are there any kind of protective measures that might be taken.

Mr. Nolte stated yes there is a small town owned wetland parcel near Ives Row that they have a silt fence shown in case they have to stock pile catch basin tops - he explained they are going to replace 14 catch basin tops which is the limit of drainage improvements.

Dr. Dimmick asked if they were doing any excavation or filling or anything of that nature.

Mr. Nolte stated no.

Motion: That upon review of the proposed pavement improvements in Mountain Road the Commission finds there are no activities that require a permit from this Commission.

Moved by Dr. Dimmick. Seconded by Mr. Brzozowski. Motion approved unanimously by Commission members present.

3.	Permit Application	APP	2013-031A
	Town of Cheshire Public Works	DOR	03/03/15
	92 Creamery Road		
	Permit Modification – Sediment Removal	MAD	05/07/15

Don Nolte of the Public Works Department was present.

Mr. Nolte said as most of you might recall the culvert at 92 Creamery Road was permitted about a year ago to be replaced with a bridge to be replaced with a box culvert and we had the property owners sign off on both sides of the property.

Mr. Nolte stated we have obtained an easement on the south side.

Mr. Nolte said the McGowan's since that time have asked that we perform additional work to get their endorsement of an easement.

Mr. Nolte stated it is very important that we get this easement. He said the hydrologic report shows that there will be no elevation of the flood levels through the three sections they took.

Mr. Nolte said there is an area on the Barker property at 355 Realty Drive that has accumulated sediment - there's about 20 yards of sand and silt.

Mr. Nolte said there have been many trees that gone down because of blockages and backups. He said they would also like to pull out those downed trees and we would take access through the town's sewer easement which has been cleared already and there have been trucks back there for the clearing. He said it's a stable area and they would like to hire a contractor who did the work on Blacks Road and we would like him to bring his long reach excavator along the easement and reach across the brook after dewatering.

Mr. Nolte explained the process the contractor would use to remove the debris and the placement of sandbags and diversions allowing him to do the work needed so the town could come in with four or five small front wheel trucks bring out the material and restore the easement, seed and mulch the area.

Dr. Dimmick asked if that was a pond just south of the trolley embankment.

Mr. Nolte stated yes there is a smaller pond and you can see the outlet from the pond coming into the Honey Pot Brook.

Dr. Dimmick said so there will not be any interferences.

Mr. Nolte stated no it's 50 feet north of the end flow of the pond in the Honey Pot Brook.

Mr. Nolte stated they are going to do this project in June and July. He said they have seasonal restrictions and they want to get it done while schools out so that will give him a two month period.

Chairman de Jongh asked staff if the Commission received all of the information needed.

Ms. Simone stated yes as well as the signatures from McGowan's and the property owner to the north.

Dr. Dimmick said he thinks there should be no problem and they can prepare proper wording for the next meeting.

Chairman de Jongh asked about significance.

Motion: To declare the proposed activities not significant within the context of the regulations.

Moved by Dr. Dimmick. Seconded by Ms. Dunne. Motion approved unanimously by Commission members present.

Chairman de Jongh said they will allow Suzanne to draft wording for the next meeting.

4.	Permit Application	APP	2015-004
	Town of Cheshire Public Works	DOR	03/03/15
	Grove Street		
	Site Plan	MAD	05/07/15

Don Nolte of the Public Works Department was present.

Mr. Nolte explained to the Commission the town is here with a proposal to create a hammerhead turn around. He said there is currently a narrow dead end and there will be a turnaround entirely on Town of Cheshire property.

Mr. Nolte said it (the area) is very steep.

Mr. Nolte stated the soil types are Cheshire loam – it's got a restrictive layer deeper than 80".

Mr. Nolte talked about how the road currently drains from the center of the road out to the canal. He said they maintain that under a wetland permit. He said there is an area draining through Mrs. Henry's property about 2' away from her foundation.

Mr. Nolte stated they propose to put a 6' to 8' dry well at the existing low point, lowering the grading and paving about 450 SF of asphalt, putting in curbing and pitching it away from the steep slope into the dry well.

Mr. Nolte spoke about the good soils and the percolation rates and feels the overflow pipe won't overflow in a ten year storm.

Mr. Nolte said they feel this would be a benefit to Mrs. Henry and they have also spoken to Mrs. Modine who has been called out at 2 am to move her car so the plows can back up in her driveway.

Dr. Dimmick said he remembered twice the water in that ditch getting very, very high – it's pretty high at times.

Mr. Nolte said there's good flow through there; the road is 18' higher than the watercourse and there is historic flow through there.

Ms. Dunne asked about the removal of four trees.

Mr. Nolte said there are two trees of significance – maybe a 28" and 30" tree and the rest are under 10"; there's no way to avoid the conflict.

Dr. Dimmick said it seemed to him one of the real problems was going to be establishing erosion controls that stay stable while you are trying to do the work because you are on a slope.

Mr. Nolte said they have the silt fence proposed and they can reinforce it with snow fence and put rip rap at the end of the 6" pipe.

Mr. Nolte said he didn't propose to channel all the way to the watercourse – but it could be done if that was the Commission preference or they could do it if a problem ever developed.

Dr. Dimmick said he knows the site but suggested other Commission members who have been there take a look at the area.

Mr. Nolte talked about the road being about to be extended out by 2' and that the road is on the paving list for this year.

Dr. Dimmick asked Suzanne if they had enough material to review this.

Ms. Simone stated yes.

Dr. Dimmick said Commission members should take a look at the area and that he is worried about the difficulty and what could go wrong – you are not in the wetland per se.

Ms. Simone said she assumed there was snow stock piled at the end of the road.

Mr. Nolte stated yes – they have snow stock piled at the end of the road and you are not to be able to get around. He said he could meet them out there in a month when hopefully the snow would be gone because there was no emergency to process this application.

Mr. Nolte said he didn't have any pictures that were taken when there wasn't snow on the ground. He talked about there being a 2' berm high and they are going to have a 2 to 3% grade away from the slope.

Mr. Nolte said they are going to curb the area and put a guard rail up.

Chairman de Jongh said the challenge is going to be what kind of measures are going to be on that downslope to keep that bank from caving in.

Ms. Simone said so there is no urgency to try to get this through the process this winter so the Commission could take time.

Mr. Nolte said they could meet out there and they can decide if they want us to go all the way down and carry a pipe to the toe of the slope.

Dr. Dimmick said another possibility instead of carrying a pipe down – you are already showing a rip rap apron – if it doesn't wind up blocking the channel you could have rip rap going all the way down.

Mr. Nolte said that would be easy with the long reach excavator.

Dr. Dimmick said you could get the rip rap in without requiring the machinery you would need if you were trying to get a pipe down there.

Chairman de Jongh suggested we keep this on our agenda and allow an opportunity for a field trip when the weather permits and then they can take care of the housekeeping details after that which is going to take a while.

Chairman de Jongh said since time is not an issue they could continue this.

Mr. Kurtz asked if they considered this a necessary project for safety.

Mr. Nolte stated he did because the snow is piling up so much they can't back up into the last driveway otherwise they have to back up 1,400' onto a state highway with a steep grading coming down the hill.

Mr. Kurtz said that was what he was getting at and it's always nice to take a look but what they need is a better and more detailed plan as how you are going to accomplish it.

Mr. Nolte stated he could give the Commission a written sequence and add that to the plan after they meet and he would bring the operator Rich Pruitt, the best operator to take part in it (the project).

Dr. Dimmick said he thought it was necessary but they have until next October to get it done in a sense because they need it for next winter.

Mr. Nolte said they want to get the road paved in the second but if they had to the third round of paving.

Mr. Kurtz said they can develop a more detailed plan and timeline.

Mr. Nolte said okay and with their input.

Chairman de Jongh said they'll keep this on the agenda and work with Mother Nature to get the snow gone and they'll go from there.

- | | | | |
|----|-------------------------|-----|----------|
| 5. | Permit Application | APP | 2015-005 |
| | Cheshire Public Schools | DOR | 03/03/15 |
| | Atwater Place | | |
| | Site Plan | MAD | 05/07/15 |

Chris Hulk, civil engineer of Milone and MacBroom was present on behalf of the applicant. Bill Root, soil scientist of Milone and MacBroom was also present.

Mr. Hulk explained the project is for Dodd Middle School off of Maple Avenue.

Mr. Hulk explained the area they are looking to do some work is located to the north of the existing school.

Mr. Hulk said currently on the site there are two fields – an upper field located to the east and a western field (lower); the upper is used for softball and soccer and the lower for baseball and field hockey; there is also an existing basketball court in the south western portion of the site.

Mr. Hulk said the town came to them because there are issues with the existing slope that runs between the two fields.

Mr. Hulk stated currently that slope is roughly 2:1 and the town doesn't have the means to maintain it – it's become very over grown and what the issue is it takes away from the field play and encompasses on player safety; there are balls that fall into the slope there.

Mr. Hulk said the site on the lower side is surrounded by a wetland corridor.

Mr. Hulk stated there is a small pocket of wetlands that intrudes into the left field area on the lower baseball field and there's an area near the basketball court on the south west portion that also comes onto the property.

Mr. Hulk said Bill Root soil scientist from his office went out and flagged the location of the wetlands in the areas where they will be potentially doing work.

Mr. Hulk said one of the issues that they see as far as the existing storm drainage is that there are two 24" RCPs that run underneath and at the base of the slope there is a storm drainage swale that gets collected to an existing storm drainage swale and also outlets to the wetland area.

Mr. Root stated he provided a wetlands report for the site dated February 24, 2015 and the wetlands were flagged January 22.

Mr. Root reported be delineated wetlands in only a couple of area – in a little pocket around to drainage area just to the south of the basketball court.

Mr. Root should on the plans the areas he flagged and talk about the area he walked and the areas that he flagged noting wet areas and wooded wetland areas and the location of the pipe. He said he provided photographs of the area showing the pipe and the Phragmites stands.

Mr. Root stated there are two small wetlands area - one south of the fields and one north of the fields. He said the photos should a pretty steep grade and a 10' to 15' drop and the fields are somewhat pitched in that direction.

Mr. Root explained there are a number of areas where he took a few pictures where overland flow gets going and runs down the slope; there's a swale at the toe of the slope – it's not a wetland but it's a swale – there's a drainage break and some of it goes southward field drain.

Mr. Root showed the location on the plans of the filed drains. He said some of the flagged wetland area will be impacted by the proposed modifications to the field and the area impacted is the area of the Phragmites – this area is all very disturbed and the ball fields are probably fill up the elevation of the culverts so these areas have all been excavated and are all part of the swale system to try to keep the fields a little more playable.

Mr. Root talked about the area to be impacted but it's the part of the Phragmites area that has been previously disturbed – it's not sort of wooded area to the north.

Dr. Dimmick asked Mr. Root if he got the impression this area at one time had a lot more wetlands on it and they filled them at that northern end.

Mr. Root said he would guess yes explaining how that could have occurred.

Dr. Dimmick said another thing is part of the proposal was to get rid of the Phragmites which is not the easiest thing in the world to do. He said it usually takes years to eradicate Phragmites.

Mr. Root Said they have had pretty good luck lately but it's with the use of herbicides which is a little bit easier and a little bit more successful, efficient and cost effective then digging. He said he had a conversation with the contractor we normally use for projects like this and who also does a lot of projects are the state and had to do

with the use of herbicides with a school application and it's a little tricky to accomplish.

Dr. Dimmick said you have to make sure the herbicide is not going to go into the adjacent wetlands and cause problems.

Mr. Root said the application would be done with a backpack – a stalk by stalk application; there wouldn't be any aerial or broadcast spraying at all. But that would be down the road if the Commission wanted to do something.

Dr. Dimmick said it's in the proposal so that's why he mentions it.

Mr. Root said it's only a wetland to the extent that there's standing water there but there is no habitat value there – there is some habitat value to the north but this is really a little Prig stand that has drainage that comes off of the upper fields that really doesn't have the chance to go anywhere very quickly.

Chairman de Jongh said there was some comment made by Chris relative to the drop of about 10' to 15' from the one field to the other one. He asked if the proposal was to level that out and unless there is some kind of grading going on its still going to exist as a safety hazard.

Mr. Hulk showed on the map the areas of the fields and the area that they are actually going to be doing some regrading of that slope.

Mr. Hulk said from the plans you can see they are going to be filling on one side and cutting on the other side of the field – this will allow them to find a happy medium between the two fields so all the fields of play are not impacted too much by the improvements they are looking to do. He said they are going to be taking that area and creating a 3.5:1 slope that will actually be able to be maintained by the town.

Mr. Hulk stated the slope will be maintained as a grass slope and at the base of that they could have an amended top soil – a kind of sandier top soil to allow for water to infiltrate that before being collected in an underdrain system.

Dr. Dimmick said he was going to ask about that – you are going to be putting in an underdrain otherwise you'd be putting more water in the lower field then what is already the case.

Mr. Hulk said so we will be having an under drain system at the base of the slope and a proposed yard drain at a swale location before the water would continue down onto the field.

Mr. Hulk said currently there's a yard drain located in the north eastern corner of the basketball court which does collect some water but again with the proposed improvements they see an opportunity to improve on that area and its drainage improvements.

Mr. Hulk said they will be discharging in the same location where the existing discharge is; they will be replacing the discharges there pulling it back a few feet and installing some armoring to protect the slope to not have a direct discharge to that wetland location without some armoring.

Mr. Hulk said additionally some of the other things that they are looking to do along the right field line and also within the field hockey field. There are some large limbs that are kind of overgrowing the field – they basically come into the field of play and we're looking to do some limbing along those sides to create a field of play that doesn't have all those limbs coming across (into the field).

Mr. Hulk said the last improvement they are looking to do is actually along the left field line.

Mr. Hulk said currently there is actually a foul pole right in the middle of the Phragmites and in that left field line there in the field of play about 190 feet - that would be smaller than a little league field - this field is usually used by kids in seventh-eighth grade that are used to playing a much larger field.

Mr. Hulk said so what they are planning to fully remove and excavate down the Phragmites and the soils that are there – put back a stone system with some gravel on top of that and then fill back almost to the point where the existing grade is – kind of smooth that area out to make it a playable field; that will actually allow us to maintain the foul line down to the property line roughly.

Mr. Hulk said also to improve player safety – we haven't just done up to the foul line – we have pushed that over 10' which will allow the field of play to be improved.

Mr. Hulk said the area of wetlands that we are going to be disturbing there is about 760SF and to offset that improvement we are looking to do come removal of the Phragmites and the invasive species and

we could replant those with a more native material – something that could improve the situation to limit the amount of Phragmites that could come back and something that would be safer for players and kids in that area.

Mr. Hulk stated the area of restoration would be roughly 1400 SF almost double what the impact area would be.

Mr. Hulk said so those are basically the improvements they are looking to do.

Dr. Dimmick said he thought among other things they do need to do is to have staff be able to review some of these areas. He said he was not sure whether a field trip would help or not.

Chairman de Jongh said he thought they were all familiar with the area.

Mr. Hulk said also the pictures located in the report do give a pretty telling story of the surrounding areas.

Ms. Simone asked if Chris had details of what they planned to do for the restoration area. She said there is some information on the plans but she didn't see a schedule or sequence of what's planned.

Mr. Hulk said at this time they are basically calling for the Phragmites there to be removed and sprayed out to have those removed.

Mr. Hulk said they are open to any ideas as far as plantings that would be in favor of the Commission.

Ms. Simone said if you are able to get the approval to do the spraying in this area – how long would that take – would that just be one application or that would be over a period of time so when would you plan on replanting.

Mr. Root said this mitigation is just a concept and if you think it's appropriate to do in the area and you are familiar with the area – so if it's something you think would be beneficial then we can undertake it and if that is the direction you want to go in.

Dr. Dimmick said he thought what they are looking at is you have the good wetlands to the north and what you'd be looking at is something transitional – he said he didn't think we needed more trees there – maybe conservation bushes.

Dr. Dimmick said our staff has a list of various things (that could be used).

Ms. Simone said it would be helpful to have details of what's proposed.

Mr. Root said if that's the approach they'd like them to take – to provide mitigation for the impact.

Dr. Dimmick said he agreed that part of the wetland that you are going to lose has a very low functionality but there should be a balance and some improvements to balance it.

Mr. Root said he's talk with Chris about what was needed for the area and what they wanted to accomplish. And they could put together a planting plan.

Dr. Dimmick said they could use something that had winter fruits on them.

Mr. Root said he'd take a look to see how far the Phragmites actually comes down into the area. He talked about the plan for removal of the Phragmites and its treatment. He said he'd put together a scheme for plantings for next time.

Ms. Dunne said given that this is at a school are there any additional hoops they have to jump through as far as spraying. She said she is concerned with the kids.

Mr. Root said there are times of year restrictions – there are notifications you have to file and approvals you have to get.

Chairman de Jongh said he thought what they'd do is keep this open – we can accept the information that has been presented but they are looking for additional information and details.

Chairman de Jongh stated they would keep this item on the agenda pending the receipt of additional information that Chris Hulk and Bill Root are going to work on.

6.	Permit Application	APP	2015-006
	Clearview Farm Preserve, LLC	DOR	03/03/15
	Cornwall Avenue Subdivision	MAD	05/07/15

Darin Overton, PE of Milone and MacBroom was present on behalf of the applicant.

Ms. Simone stated that the Commission should be aware that there was no staff review of this application as of yet.

Mr. Overton stated he was here on behalf of the applicant Clear View Farm Preserve.

Mr. Overton said starting with an aerial just to go over the existing conditions just to see how the access points and to go over the old farm area to see how it's configured and to go over some of the old farm fields.

Mr. Overton reviewed the map of the property with the Commission. He said the map traces the outline of the property – he cited the adjacent properties and properties with frontage on Mountain Road at the extension of Cornwall Avenue.

Mr. Overton said there are a couple of houses associated with the property - he noted this is the estate of Mabelle Bens. He said there is a farm property to the south that ends out to a farm field with frontage along Mountain Road; and almost across from Sorghum Mill Drive there is an access way that comes into the property to the south.

Mr. Overton said for the most part the property is surrounded by existing residential homes – this is in a R-20 zone and are layout as R-20 lots.

Mr. Overton said to the west is state property – state forest and the upper part of north Roaring Brook.

Mr. Overton said the gray lines shown on the plan are floodplains that are shown on the FEMA maps that generally follows north Roaring Brook; just off the map is the Regional Water Authority water towers that site up on top of the mountain.

Mr. Overton said highlighted on the map are the wetlands delineated by Mr. Root.

Mr. Overton stated most of the wetlands are not on the property but do follow the western property line; there is a little portion that does extend onto the property line and there is another section along the southern property line and along the existing access way.

Mr. Overton said for the most part the topographic is gently rolling – it's fairly flat and there are a number of individual watershed divides – high and low points; but for the most part there is a ridge that goes through the farm field that gently slopes back towards the valley along the back of these lots draining to the south then the rest of it drains towards Roaring Brook.

Mr. Overton talked about the section near Cornwall Avenue that drains to the east. He also talked about the drainage on other areas on the site.

Dr. Dimmick asked if the pipes from the water tower come down through this property.

Mr. Overton stated yes – there is an easement that extends off of the end of the existing Cornwall Avenue right of way – he showed on the map the location of the easement and direction the pipes to the water tanks.

Dr. Dimmick said Fred Bens used to have a saw mill.

Mr. Overton showed on the map the location of what he thought was the old saw mill and the location of some old barns and old horse corral and the cleared agricultural areas on the property for former agricultural use.

Mr. Overton stated the wetlands were flagged In December of 2014 and generally follow the western and southern property lines; he stated there is a unique feature on the site - there are two homes that take access off of a portion of a shared driveway and there is actually a road right of way that is constructed all the way through here which the town has a drainage easement over.

Mr. Overton commented about the roadway bed built all the way to the state property. He said there are a couple of catch basins and a 30 inch pipe that connects into the drainage manhole that picks up drainage from a detention basin and some from road drainage off the Mountain Road.

Mr. Overton said there are a pair catch basins out in the woods and then a second pair that are a part of the old constructed road bed then they discharge at a flared end section off the property. He said he believed the town has an easement to maintain the drainage here which extents on to the state property.

Mr. Overton said he thought there was some kind of deal that went on when they subdivided the property that Ben's owned and sold off and that this was to be constructed for future access to other properties which never came to fruition.

Mr. Overton said since the roadbed extends across Roaring Brook there is a 48" culvert that was installed as part of that road that conveys the brook under the old road bed.

Mr. Overton said in their analysis of the property we identified this is not in an aquifer protection zone but is part of the Willow Brook watershed which is a public supply watershed; they sent the appropriate notification to the Regional Water Authority and to the State Health Department.

Mr. Overton said the proposed development is for 20 lots in an R-20 subdivision. He said a portion of lot 20 and spans onto the northern part of the sheets is part of one of the existing homes and is about 6.2 acres that is going to be retained by the current owner.

Ms. Simone asked if there was a pond on that site that was going to be maintained.

Mr. Overton said there is no pond on the site. He said they have done septic tests and all the soils on the site are sand and gravel – no water table was identified; there are some depression where water could potentially pond and infiltrate.

Mr. Overton said there are a bunch of small watersheds – they are broken up on the site and drain to low points that have no outlets; there are no wetlands there or water that sits there.

Dr. Dimmick said there are non-wetland soils.

Mr. Overton said it's all sand and gravel. He spoke about the test pits done.

Mr. Overton said they are proposing to create a formal town standard cul-de-sac at the end of the Cornwall Avenue extension which will provide access to the exiting home and new homes; they are doing some improvements to the existing roads; there are 7 new homes here.

Mr. Overton said on the south side they are proposing a 1000 foot cul-de-sac that will serve the 13 lots on this side – the road will be designed to the town of Cheshire standards with a pipe and catch

basin drainage system that will drain to a detention basin maintained to a home owners association. He talked about the drainage system – they looked at the 2 to 100 year storm and the tie in into the existing drainage discharge. All of the homes will be served by public water on Mountain Road and Cornwall Avenue - each of the homes will have an individual subsurface sewage disposal system to meet the current health standards updated in January.

Mr. Overton reviewed the basic sedimentation and erosion control plan and stock pile areas and lot development.

Mr. Overton stated there is no wetland disturbance proposed. There is 0.16 acres that exist on the site – the wetland boarder runs right along the western and southern property line. There is about .03 acres of upland review area disturbance - most of that is associated with the construction of the roadway; he noted the limits on the roadway there have. He said there is some impact with the road construction; he said there is a portion of the trench that extends into the 50' upland review area and a portion of the sidewalk.

Mr. Overton showed the location on the plan of the proposed disturbance area.

Mr. Overton stated a soil report was submitted.

Chairman de Jongh said he had a question about the clearing – he said there are a couple of lots very close to the upland review area is it the intention to clear right up to the review area and is the existing tree line going to be maintained.

Mr. Overton said you can see the 50' review area and you can see some of the clearing of the farm area – on lot 13 there is a little bit of clearing associated with the leaching field so that is coming back 30' from where they are clearing; they area maintaining the exiting tree line in one area and there is come clearing on lots shown on the plan where they are actually only going up to thee 50' review line – there is a little bit of clearing of the existing edge there – they are only clearing to accommodate the homes or the existing leaching fields associated with these lots.

Dr. Dimmick said you have old fields so you already have a lot of the clearing already done a long time ago.

Mr. Overton said and some of it is actually re-vegetated now.

Mr. Overton said so for the most part they have very little impact to the wetlands and very little wetlands on the site but there are some unique things going on - on the property. He talked about the high part on the property and talked about the topography and where they are planning to develop the homes.

Chairman de Jongh said he would like to see the property – he would like to do a field trip.

Ms. Simone stated she hasn't taken a look at this application.

Chairman de Jongh said we need to allow staff enough time to take a look at this and allow time for Commission members to walk the property. He said they will keep this on the agenda and staff will communicate any additional information needed from the applicant.

Chairman de Jongh said it would be premature to consider significance tonight – after we do a sign visit unless other Commission members feel different.

Ms. Simone noted there has been no engineering department review of proposal as of yet. She asked if there was an engineering report yet.

Mr. Overton said he will provide that on Friday.

Chairman de Jongh said they will leave this on the agenda and handle significance next time.

Return to the approval of the minutes at 9:39 pm.

XI. ADJOURNMENT

The regular meeting was adjourned at 9:40 p.m. by the consensus of Commission members present.

Respectfully submitted:

**Carla Mills
Recording Secretary
Cheshire Inland Wetland and
Watercourse Commission**