

From: Carrie Vibert February 23, 2012 9:35:48 AM  
Subject: Conservation Commission Minutes 02/07/2012 ADOPTED  
To: SimsburyCT\_ConserveMin  
Cc:

CONSERVATION COMMISSION/INLAND WETLANDS &  
WATERCOURSES AGENCY MINUTES  
FEBRUARY 7, 2012  
REGULAR MEETING

I. CALL TO ORDER

Rich Miller, Chairman, called the Regular Meeting of the Conservation Commission to order at 7:37 p.m. in the Main Meeting Room at the Town Offices. Other members and alternates in attendance were Patrick Kottas, Margery Winters, Margaret Sexton, and Donald Rieger. Also present were Howard Beach, Conservation Officer, Janis Prifti, Commission Clerk, and other interested parties.

II. APPOINTMENT OF ALTERNATES

Chairman Miller appointed Commissioner Rieger to serve for Commissioner Bucknam and Commissioner Kottas was appointed to serve for Commissioner Mihalic.

III. APPROVAL OF MINUTES of January 3, 2012 and December 20, 2011

The December 20, 2011, minutes were amended on Line 15 from "Chairman Winters" to "Chairman Miller" and on Line 88, from "Osborne" to "Osborn". Commissioner Rieger made a motion to approve the December 20, 2011, minutes, as amended. Commissioner Kottas seconded the motion, and it was passed unanimously.

The January 3, 2012, minutes were tabled.

IV. PRESENTATION(S), DISCUSSION AND POSSIBLE VOTE

a. Conservation Commission review of the soil and erosion control plan for the Westminster School student residences construction project

Mr. Beach said this review is required under Chapter 128 of the Health Code of the Town, which requires that any major plan involving soil with Zoning approval has to come before the Conservation Commission. Ronald Bomengen,

Professional Engineer from Fuss & O'Neil, provided a presentation of what was approved on 2/6/12 by the Zoning Commission. He described the layout of the campus and the area for this project where 3 new dormitories will replace 3 existing dorms. He said they will have to demolish a couple of faculty houses, 2 dorms, and garages. He described a short section of the driveway that will be realigned for the 3 new dorms and 2 carriage houses containing 5-car garages and faculty apartments above with about 2500 sq. ft. in the residences. He said the footprint of the dorms is about 9000 sq. ft. for a total of 30,500 sq. ft.; 2-car garages will be provided for faculty; faculty apartments will be inside the dorms.

Mr. Bomengen stated the whole area of disturbance is just under 9 acres; one end of the property is cliff-like, with a 1.5, 2:1 slope and they will match the grade of the slope with some fill - the soil removed for basements will be placed in this area. He said due to driveway realignment, the existing Squash Court's subsurface retention drainage system will be removed and reconstructed underneath the access drive; each dorm roof will drain 100% to its own infiltration systems; there is an overall net reduction in stormwater runoff on the site maintaining existing drainage patterns with very few catch basins and no curbs through the access drive; there are some yard drains at a couple of low key points.

Mr. Bomengen provided a photo of Edge House dorm constructed a few years ago and said the new dorms are modeled on it with similar shape but slightly larger. He said portions of site drains, e.g. Building 41's 3-5 drains, and a few new yard drains will be connected to an existing drainage system going to a retention pond in back of the Hockey Rink. He pointed out a low point where a dry well with stone will be placed. He provided an Architect's Rendering of the project looking from the roof of the Academic Building across the Quad.

Regarding erosion control measures, he said they will have a silt fence at the bottom of each slope and silt sacks in each existing and proposed yard drain and catch basin as they are constructed; they have construction entrances with stone to get dirt off truck tires at 2 locations; during construction each individual area will be fenced off with individual construction entrances surrounded by 6-foot high chain link fence; construction access to Building 41 will be from Memorial Drive and access to 42 will be from the old access to the campus in back.

Mr. Bomengen said the existing dorms will remain for students to live in until construction is finished, but the faculty houses will be demolished in early March, so demolition of the existing dorms is planned for the 2014 Centennial. He said Building 43 has emergency overflow for the existing drainage system. He stated the Town Engineer is happy with drainage improvements proposed. He said they can temporarily stockpile soil removed

near the old Academic Building with no net change in soil.

Regarding previous erosion problems with the sandy soil on the site, they had problems when Edge was constructed and have addressed that with the infiltration in this plan. He said the 1/2 pipe open bottom capacity is designed for a 25-year storm and the watershed for a 100-year storm. Mr. Beach said it is a proprietary product and they do not show the cross sections, but it has internal baffles with one chamber filling and cascading over to the next and is set dead level surrounded with stone and filter fabric. Regarding slope stabilization, he said any slope greater than 3:1 will have erosion control matting, including all those in the back; regular seed mix will be used and the soils are very sandy.

Mr. Bomengen said some large trees beside the existing buildings will come down in order to construct the new buildings, but some very nice trees will remain; in the back is the largest area where they will remove vegetation. The Commissioners noted that meadow mix has been used previously on the slopes and encouraged the use of conservation mix; the area will not be mowed. Mr. Beach said the buildings will be geothermal with boiler backup, due to hot water usage demands in the dorms. He said the length of the slope is about 50-60 feet and they tie in at 248 going up to 274 with 2-4 feet of fill at 4:1 and silt fence at the bottom. Mr. Beach confirmed this is not a wetland regulated area. Mr. Bomengen said there is currently no planting plan; they are waiting until the buildings go up, and they will plant trees and shrubs. The Commissioners encouraged planting native trees. Mr. Beach said the School has demonstrated over 20 years sensitivity to environmental impacts and is reducing their carbon footprint with no regulated activity taking place in the new aquifer area; Dwayne Stagg is now their Facilities Manager. He said the Town Engineer has reviewed this plan and it is way beyond what is required.

Mr. Bomengen said they will use regular bituminous pavement with nonporous pavers for the patios. Regarding a washout on Rte. 10 some years ago, Mr. Beach said that was an old DOT culvert not properly stabilized off the campus. Mr. Bomengen said there will be sheet flow with no ditches or channels created and only a short section of curb with catch basins. He pointed out where the existing catch basin will be replaced with 2 new drains that go to the existing retention area. Mr. Beach said they are beginning fund raising and may come back with a more elaborate planting plan. Mr. Bomengen said they are coming back to provide the Design Review Board with updates and can do the same for this Commission. He said there is a net reduction in stormwater runoff with a number of driveways being eliminated and a slight reduction in impervious surface.

Commissioner Rieger made a motion that the Conservation Commission find the soil and erosion control measures outlined for us are complete and adequate

and recommend them to the Zoning Commission and note from a conservation perspective that plantings haven't been fully addressed at this stage in the planning and hope native grasses and the like will be found useful as those plans are finalized. Commissioner Winters seconded the motion, and it was passed unanimously.

V. RECEIPT OF NEW APPLICATION(s)

a. Application of Kimberly Sudnick and Lori Swircenski, Owners, and Kevin Gallagher of Hodge Surveying Associates, Agent, for an Inland Wetlands Map Amendment on property located at 12 Pilfershire Lane (Map A07, Block 203, Lot 001C).

b. Application of Kimberly Sudnick and Lori Swircenski, Owners, and Kevin Gallagher of Hodge Surveying Associates, Agent, for an Inland Wetlands Permit for stumping and grading within the upland review area to a wetland on property located at 12 Pilfershire Lane (Map A07, Block 203, Lot 001C).

Mr. Beach stated this is for a small drainage ditch along Pilfershire off Westledge where soil scientists found wetland soils; they are coming in for a map amendment to show the ditch, and then a permit application to work near the ditch.

V. STAFF REPORTS

None.

VI. DISCUSSION

Mr. Beach received today an application from a company doing plant control in lakes; they submitted applications to DEEP for Island Pond, Hopmeadow Country Club, and Whitman Pond to treat algae, etc.. He said DEEP approved the chemicals, technique, and season, and it is sent to the Town as a courtesy. He said the Town reviews it and objects to DEEP if it is not appropriate for the aquifers, e.g. last year a project at Stratton Brook was cancelled due to the presence of well heads.

He said Northeast Utilities sent a letter they will again do herbicide spraying this spring and summer along rights of way to decrease herbaceous growth. He said they are upgrading service on the east/west connection from Bloomfield to Waterbury, but have not advised the timing. Commissioner Winters asked what kind of spray is used. Mr. Beach stated he would check, but because of cost they have cut back as much as possible.

Regarding the new development on West Street, Mr. Beach said they are

working in the parking lot where there is a lot of ledge. He said the main waterline that runs up West Street goes through the parking lot, so it has been slow going. For the wetlands, he said they have minimally cleared some brush in back. He said there are no price points on the 88 units in back to date, and the owners will wait until all the various bids are in.

## VII. CORRESPONDENCE ANNOUNCEMENTS

Chairman Miller discussed a letter from Aquarian inviting nominations by 5/1/12 of citizens for local and environmental projects; winners will each be able to name an environmental nonprofit organization to receive a \$2500 grant, and students from Grades 9-12 can be nominated for an award of a \$1000 savings bond. The Commissioners discussed any potential nominees, e.g. LED project, water quality improvement in the watershed, LID as a possible nonprofit on behalf of the Town; award details and a nomination form are available at [aquarianwater.com](http://aquarianwater.com).

Mr. Beach attended last night's meeting of the Aquifer Protection Agency, formed after the A Level Mapping; they have begun receiving required registrations with 4 individual Wagner properties and the Valero Gas Station approved; 3-4 more applications have been received, but are not yet approved. He said they have now received Tariffville's preliminary mapping showing their aquifer goes under the Farmington River and comes up above the aquifer for Bissell Brook; at least 9-10 businesses will be regulated in that area. He said, fortunately, it stops just short of the landfill. Mr. Beach stated he was appointed the Enforcement Officer for Aquifer last night.

Regarding the rumored gas station near Dunkin' Donuts and the Pool Barn, Mr. Beach stated there is no application.

The Commissioners discussed the cutting of trees on Avon Mountain violating the ridgeline ordinance. Mr. Beach discussed similar tree cutting violations on Farmington Land Trust property and the relatively small fines imposed because the law dated back to the 1700's; a new law has been passed and the appraised value of the tree is 5 times damages plus jail - an old growth tree could be valued at \$70,000. He said three out of five new DEEP bills have gone into law providing additional protections, including on private land.

## VIII. ADJOURNMENT

Commissioner Winters made a motion to adjourn the meeting at 8:35 p.m. Commissioner Rieger seconded the motion, and it was passed unanimously.

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Ryan Mihalic, Secretary