

From: Lois Laczko November 25, 2008 10:20:13 AM  
Subject: Conservation Commission Minutes 10/07/2008  
To: SimsburyCT\_ConserveMin

CONSERVATION COMMISSION/INLAND WETLANDS & WATERCOURSES AGENCY  
MINUTES - REGULAR MEETING  
October 7, 2008

I. CALL TO ORDER

Chairman Miller called the Regular Meeting of the Conservation Commission/Inland Wetlands and Watercourses Agency to order at 7:30 PM in the Main Meeting Room of the Simsbury Town Offices. The following members were present: Commissioners Margery Winters, Donald Rieger, Jr, Nick Zackeo and Patrick Kottas. Also in attendance was Howard Beach, Conservation Officer.

II. APPOINTMENT OF ALTERNATES

Chairman Miller appointed Commissioner Rieger to serve in the absence of Commissioner Sexton and Commissioner Kottas to serve in the absence of Commissioner Mihalic.

III. PRESENTATION(s), DISCUSSION AND POSSIBLE VOTE

a. Application of Wendell Barry, Owner, for an Inland Wetlands Permit to construct a bathroom addition within the regulated area to a wetland on property located at 82 Woodchuck Hill Road.

Mr. Barry stated that they are proposing to add a bathroom addition to their house. The biggest reason for this addition is because having only one bathroom with several children is very inconvenient; having another bathroom with another shower would be helpful. He stated that their current bathroom is in very poor condition. Mr. Barry stated that they are proposing this addition to the back of the house; this location off of the house is the only option. The lot is very small and between the setbacks, the road and the brook, they are limited to where they can build on the property.

Commissioner Rieger questioned if there was any vegetation where the proposed addition would be constructed. Mr. Barry stated that the entire property is not lawn, but stone. The previous owners did not want to maintain lawn, so they put down stone.

Commissioner Rieger questioned how much material would be dug out for the proposed addition. Mr. Barry stated that the house is a single-story house without a basement. They will only need to dig for the depth of the footings and utilities. Commissioner Rieger also questioned where the applicant would be stockpiling the material. Mr. Barry stated that he would be stockpiling it at the furthest point from the watercourse. He will then backfill what is needed and spread and seed the rest of the material that was dug out.

Chairman Miller questioned how deep the stone in the yard was and if it would be solid enough for equipment and trucks to go on. Mr. Barry stated that typically, it is 6" or more. He stated that he will be hand digging for the addition and will have a portable concrete mixer in the back yard. If he finds that hand digging is not an option, he will bring in a mini excavator, which the stone would be able to handle. Chairman Miller questioned if the stone was hard to maintain in terms of weeds growing through the stones. Mr. Barry stated that the yard does not require any maintenance.

Chairman Miller questioned how the applicant would be installing the silt fence through the stone. Mr. Barry stated that he will hand dig 6"-8" down through the stone to install the silt fence and will then put some stone back against the silt fence so it will do its job properly.

Chairman Miller stated that the staff report indicates that the seeding will be covered with hay mulch or Jute matting to prevent erosion. Mr. Beach stated that this would depend on the season. Mr. Barry stated that he would like to start the digging as soon as possible.

Commissioner Winters made a motion that this is a regulated activity because of the excavation adjacent to a watercourse. Commissioner Rieger seconded the motion, which was unanimously approved.

Commissioner Winters made a motion that this is not a significant activity because of the hand excavation, the silt fence and the stockpiling of materials away from the excavation. Commissioner Kottas seconded the motion, which was unanimously approved.

Commissioner Winters made a motion to approve this application with the stipulations as set forth by the Conservation Officer. Commissioner Rieger seconded the motion, which was unanimously approved.

b. Application of Gerard Toner, Director of Culture Parks and Recreation, applicant, Town of Simsbury - Owner, for an Inland Wetlands Permit for the construction of an access road, along with related drainage and other utilities within the 100-foot upland review area to a wetland on property located at Simsbury Farms, 100 Old Farms Road.

Mr. Toner, Director of Culture Parks and Recreation, stated that this project has been in the Simsbury Farm's Master Plan since 1999, although it never received funding. The nature of the Simsbury Farms Complex has changed since it was constructed in 1972. The use and the volume of that use are much different. Simsbury Farms currently does 40,000-50,000 rounds of golf per year. All of these cars need to pass back and forth by the pool and playground areas. He stated that because of the bigger cars these days, the site lines create an unsafe condition. The proposed access road would be for exiting traffic only. Mr. Toner stated that this is the best option for placement of the access road, with minimal intrusion adjacent to the pond.

Mr. Toner stated that they have submitted an application for a grant. If the grant is awarded to them, the road will be fully paved. If the grant is not awarded, paving of the road will be submitted into the 09/10 operating budget for consideration.

Commissioner Winters questioned how wide the existing road and access road would be. Mr. Toner stated that the existing road is currently 22' wide; the access road would be the same. Commissioner Winters stated her concerns regarding the width of the access road. Because it will only be one-way traffic, she does not feel that it should be that wide.

Mr. Toner stated that the current plan is for the road to go around the combined maintenance shed and golf cart storage barn. He stated that in the fiscal year 2009/2010, there has been budgeted for the construction of a new facility, which would be a combined golf and park maintenance facility. If this happens, the current maintenance buildings would then be demolished and made into supplemental parking.

Chairman Miller questioned what the slope of the hill is. Mr. Beach stated that there is not much of a slope, which is why this area is ideal for the road. It is not more than a 3' cut. He stated that the land flattens out the closer it gets to the maintenance shed.

Commissioner Rieger questioned if this proposed access road would be used all year round. Mr. Toner stated that they do get winter use at the facility, although the volume of use is not the same. Commissioner Rieger stated that there would not be a need to plow and sand this access road if it was not open year round, which would minimize the impact to the pond.

Chairman Miller questioned if there would be any landscaping around the access road. He stated that this should be considered because there may be supplemental parking there in the future. Mr. Toner stated that the area is currently overgrown. He feels that what is currently there fits in with the topography; it does not create an eyesore. He stated that if and when

the parking area is constructed, they would consider a landscaping plan.

Commissioner Winters questioned what the depth of the pond was. Mr. Toner stated that it was approximately 3'; it is a very shallow pond.

Chairman Miller questioned if they would be using catch basins instead of drainage swales. Mr. Beach stated that the design is overland flow; there is no curbing. The reason for the catch basins is for the wintertime; they do not want the water to become sheets of ice on the main driveway. Also, near the maintenance buildings, there will be catch basins at the low point of the road to make sure the water does not pond and freeze there.

Chairman Miller questioned if the discharge would be down to the brook. Mr. Toner stated that it will be going into the existing system. The Commission continued to discuss the drainage and catch basins in the proposed plans.

Commissioner Winters, again, stated her concerns regarding the access road being 22' wide. She feels that narrowing the road will help slow traffic down and also reduce some of the impacts.

Chairman Miller questioned what kinds of sumps would be in the catch basins and why four were being proposed. Mr. Beach stated that a 2' sump would be more than adequate; there is such minimal flow. The applicant is requesting four catch basins because there is a high point in the road and the applicant does not want icing problems; they want the water to flow. There is no curbing. When the rain lands on the hillside, the water will cross the road and flow down the hill. They would also like to turf on the hillside. The Commission continued to discuss the issue of catch basins.

Commissioner Winters made a motion that this is a regulated activity due to the proximity of excavation near a watercourse and a wetland. Commissioner Rieger seconded the motion, which was unanimously approved.

Commissioner Winters made a motion that this is not a significant activity because sediment will be controlled by the items specified by the Conservation Officer and sod and hay bales will be in place, which will control the erosion. Commissioner Rieger seconded the motion, which was unanimously approved.

Commissioner Winters made a motion to approve this application with the following condition: that the access road be no more than 15' wide. Should the Town come back to pave this road, the Conservation Commission/ Inland Wetlands & Watercourses Agency would require the Town to evaluate the use of pervious pavement or some other pavement surface that would encourage infiltration and reduce runoff. Commissioner Kottas seconded the motion, which was unanimously approved.

APPROVAL OF MINUTES of July 15, 2008, August 19, 2008 and September 16, 2008

Commissioner Winters made a motion to approve the July 15, 2008 minutes as written. Commissioner Zackeo seconded the motion, which was unanimously approved.

Because there was not a quorum of members at the meeting who attended the August 19, 2008 and September 16, 2008 meetings, Chairman Miller tabled the approval of these minutes until the next meeting.

V. RECEIPT OF NEW APPLICATION(s)

There were none.

VI. STAFF REPORTS

a. Administrative issuance of an Inland Wetlands Permit on the application of John Larson, Owner, Paul Roberts, Roberts & Company, Applicant, to reconstruct an existing deck, with a four-foot bump out, within the 100-foot upland review area to a wetland on property located at 17 Shady Lane.

Mr. Beach stated that this was an administrative approval for a deck reconstruction. The piers will be pulled out and replaced using the same holes. The applicant will also be building a small 8 x 10 addition on one end of the deck, which will require four additional piers. These holes will be hand dug. Mr. Beach stated that this activity is taking place approximately 65 feet away from the wetland.

VII. DISCUSSION

Mr. Beach stated that the annual CACIWC meeting will be held soon. Chairman Miller stated that CEQ recently issued a report on wetlands; the title is Swamps in Connecticut. Mr. Beach stated that this report did an analysis regarding the number of acres destroyed or impacted through wetland applications in Town's that had never sent anyone to the training sessions versus Town's where there was a good representation of people at the training sessions. They found that there was a significant correlation between the acres lost and the lack of training. The interesting part of the analysis was that, in the upland review area, there was not the same correlation. Mr. Beach stated that he feels that Commissioners that are better educated about the purpose of the upland review area will recognize that it is not a no-build zone.

## VIII. CORRESPONDENCE / ANNOUNCEMENTS

Commissioner Rieger stated that he went to the annual symposium of the Connecticut Invasive Plants Working Group. He learned that there is \$175,000 of State money available to Municipalities for invasive control projects on Town land. He encouraged the Town not to miss this opportunity.

Commissioner Winters stated that the Simsbury Farms fitness trail would be an ideal project for this money. Commissioner Rieger agreed. He stated that this trail is surrounded by Japanese Barberry. Japanese Barberry is known to support soil erosion and ticks. Commissioner Winters stated that a good argument could be made that having this Japanese Barberry by the fitness trail is not in the health interest of the residents. The Commission continued their discussion regarding invasive plants.

Chairman Miller stated that he received a letter from Chuck Howard of the Simsbury Land Trust regarding the Holcomb easement gift. Commissioner Rieger stated that the SLT takes a conservation easement on a property and they memorialize the way the property looked at the time. This is so if the easement needs to be enforced in the future, there is a document that shows what it is supposed to look like.

Regarding the Charrette, Chairman Miller stated that he did look over the three proposals. He stated that the proposals were about design standards and zoning concepts; there was not a big emphasis on environmental, i.e. storm water or water quality. Mr. Beach stated that he did sit through the three interviews; the three groups had very different approaches. He stated that the RFP was aimed at zoning, so the concept was to come up with a smart growth, multiple use kind of regulation that could be used for the three areas of Town. The Commission discussed LEED and if there was an emphasis in the RFP regarding this issue.

Mr. Beach stated that after all three interviews were conducted, the Charrette Sub-Committee still had several questions for the consultants, which they will be responding to. After the final responses are received from the consultants, the Sub-Committee will discuss these responses and try to come to a consensus.

## IX. ADJOURNMENT

Commissioner Winters motioned to adjourn the meeting at 9:25 PM. Commissioner Rieger seconded the motion, which was unanimously approved.

Respectfully Submitted,

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Commissioner Ryan Mihalic, Secretary