

47 **VI. GENERAL COMMISSION BUSINESS**

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49 Preliminary Application-Presentation-Hartford South-Ridge at Talcott Mountain South, 200
50 Hopmeadow Street

- 51 • TJ Donohue, Attorney representing The Silverman Group, introduced the project, noting
52 the proposal for building is on a previously disturbed site.
- 53 • Paul Vitaliano, Director of Land Development at VHG, presented the proposal to build
54 apartments, duplexes, and single-family residential homes for rent on the property at 200
55 Hopmeadow Street, which will include a new roadway system within the site.
- 56 • Mr. Vitaliano noted that existing parking lots will be replaced with lawns and open space,
57 reducing the impervious surface area by 1.8 acres in the upland review area. No direct
58 wetland impact has been identified; however, the storm water management and drainage
59 systems need to be assessed and certain pipes may need to be replaced in the wetlands.
- 60 • Mr. Vitaliano noted that there was a previous approval for a boardwalk to connect the
61 north and south bike paths. As part of this project, a trail, as opposed to a boardwalk, is
62 being proposed, which will be less impactful to the wetlands.
- 63 • Mr. Haldeman inquired about the predicted traffic levels and number of people onsite as
64 compared to when the Hartford was fully functional. Mr. Vitaliano responded that traffic
65 and population numbers will be lower.
- 66 • Mr. Berman inquired about how many units are included in the proposal. Mr. Vitaliano
67 replied that there are 488 apartments, 24 duplexes, and 68 single family homes.
- 68 • Mr. Haldeman inquired if there will be a boundary by Minister Brook to prevent litter and
69 run-off from entering the wetlands. Mr. Vitaliano noted the locations of enclosed
70 dumpsters on-site.
- 71 • Dr. Bade inquired whether there is any wildlife or fisheries data. Mr. Vitaliano
72 responded that a biologist has made site visits and they have coordinated with DEEP.
73 Formal reports will be submitted with the application.
- 74 • Commission requested a more detailed landscaping plan, including the identification and
75 plans for the community open spaces. The Commission recommended the removal of
76 invasive species onsite and the incorporation of native plants in the landscaping plan, as
77 well as a landscaping maintenance plan that does not require fertilization.
- 78 • Commission recommended increasing buffers around the wetlands, utilizing bear-proof
79 dumpsters, and relocating dumpsters out of the upland review area.
- 80 • Commission requested a detailed storm water management plan that addresses changes in
81 volume and temperature of run-off. Mr. Vitaliano noted there will be an overall 5%
82 decrease in impervious surface area which will reduce run-off volume.

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84 **By-Laws Update**

- 85 • Mr. McGregor will send out original by-laws to the Commission without Town Staff
86 edits.
- 87 • Commission discussed the need for a process guideline / best practices document in
88 addition to the by-laws.
- 89 • Ms. Winters requested Commissioners review the by-laws with the intent to vote on
90 changes at the next regular meeting of the Commission.

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92 **VII. AGENT ACTIONS**

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94 **Application CC#23-29** of Karie Devita, Owner, and Frank Van Linter, Applicant, for a wetland
95 permit to allow for the installation of a 12' x 12' ground level platform base for a prefabricated
96 aluminum gazebo in the upland review area at 24 Banks Road (Assessor's Map E12, Block 127,
97 Lot 025), Simsbury, CT 06070, zone R-40 OS.

98
99 **Application CC#23-32** Todd and Andrea Burrick, Owners, and LADA, P.C., Applicant, for a
100 wetland permit to allow for the ground disturbances of +/- 100 square feet to meet compensatory
101 storage requirements in the flood zone for a proposed addition and deck in the upland review
102 area at 4 Victoria Lane (Assessor's Map C08, Block 212, Lot 013), Simsbury, CT 06092, zone
103 R-40.

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105 **VIII. CONSERVATION BUSINESS**

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 - Dr. Bade advised the Commission that there is a CT river strain of hydrilla that has been
108 identified and requested that the Commissioners reach out to him if they see hydrilla.
 - Simsbury Land Trust will be holding invasive plant sessions on Wednesdays in the Fall.
 - Ms. Winters inquired about the mugwort that is growing along the roadways in town and
110 what the policy is in terms of mowing. Mr. McGregor will follow-up with Tom Roy.
 - Ms. Winters asked Town Staff if there are any policies for invasive species at the
112 municipal level. Town Staff will follow-up on this item.

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115 **IX. ADJOURNMENT**

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117 **Motion:** Mr. Haldeman motioned to adjourn. Dr. Bade seconded.

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119 All in favor, no opposed, no abstentions. (5-0-0)

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121 The meeting adjourned at 8:31 P.M.

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123 Respectfully Submitted,

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125 Cara Blackaby
126 Commission Clerk

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