

1 **CONSERVATION COMMISSION/INLAND WETLANDS AND**
2 **WATERCOURSES AGENCY**

3
4 **REGULAR MEETING MAY 16, 2023, 7:30 P.M. HELD BOARD OF EDUCATION**
5 **CONFERENCE ROOM SIMSBURY TOWN HALL**

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7 **I. CALL TO ORDER & ROLL CALL**

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9 Chairman Winters calls the meeting to order at 7:30 P.M.

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11 **Present:** Director of Community Planning and Development, George McGregor, Assistant
12 Director of Planning and Development, Brittany MacGilpin, Andrew Bade, Jason Berman,
13 Donald Eaton, Kyle Testerman (Alternate), Cailyn Welsh (Alternate), Margery Winters

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15 **Absent:** Joseph Campolieta, Charles Haldeman, Jason Levy

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17 Kyle Testerman and Cailyn Welsh are seated as full members in Mr. Campolieta's and Mr.
18 Levy's absences.

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20 **Motion:** Mr. Eaton motions to amend the agenda to include the Dorset Crossing Referral. Mr.
21 Berman seconds. All in favor.

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23 All in favor, no opposed, no abstentions. (6-0-0)

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25 **II. APPROVAL OF MINUTES**

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27 April 25, 2023
28 May 2, 2023

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30 **Motion:** Mr. Testerman motions to approve the April 25, 2023 and May 2, 2023 minutes for the
31 Conservation Commission/Inland Wetlands and Watercourses Committee meetings. Ms. Welsh
32 seconds.

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34 All in favor, no opposed, no abstentions. (6-0-0)

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36 **III. NEW APPLICATIONS FOR RECEIPT AND DETERMINATION OF**
37 **SIGNIFICANCE**

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39 **Application CC#23-19** of Frank and Catharine Joslyn, Owners, for a wetland permit to
40 construct a +/- 572 sq. ft. addition in the upland review area at 20 Saddle Ridge Drive
41 (Assessor's Map C07, Block 212, lot 031) Simsbury, CT 06070, Zone R-80.

- 42 • Frank and Catharine Joslyn, Applicants, provide an overview of the project, noting they
43 are still in the process of interviewing contractors to complete the project. The area is
44 currently unfinished open area with an old stone wall at the back border, which will not
45 be impacted by the project.

- Ms. Winters recommends disposing of invasive species on the property and to include native shrubs as part of any future landscaping plans.
- Ms. MacGilpin notes that the Applicants are working with the Town Engineer to evaluate the drainage plan, and there will be an updated plan set before the next Regular meeting of the Commission on June 6, 2023.

Motion: Dr. Bade moves to find Application CC#23-19 of Frank and Catharine Joslyn, Owners, for a wetland permit to construct a +/- 572 sq. ft. addition in the upland review area at 20 Saddle Ridge Drive (Assessor's Map C07, Block 212, lot 031) to be a non-significant activity and schedules it for action at the next regular meeting of the Committee on June 6, 2023. Mr. Testerman seconds.

All in favor, no opposed, no abstentions. (6-0-0)

Application CC#23-20 of Karie Devita & Larry Severance, Owners, Frank VanLinter, Applicant, for a wetland permit to construct a +/- 615 sq. ft. addition, a portion of which will replace an existing deck and patio in the upland review area at 24 Banks Road, (Assessor's Map E12, Block 127, Lot 025) Simsbury, CT 06070, Zone R-40OS.

- Ms. Winters encourages removal of invasive plants and inclusion of native plants in landscaping plans.

Motion: Dr. Bade moves to find Application CC#23-20 of Karie Devita & Larry Severance, Owners, Frank VanLinter, Applicant, for a wetland permit to construct a +/- 615 sq. ft. addition, a portion of which will replace an existing deck and patio in the upland review area at 24 Banks Road, (Assessor's Map E12, Block 127, Lot 025) to be a non-significant activity and schedules it for action at the next regular meeting of the Committee on June 6, 2023. Mr. Berman seconds.

All in favor, no opposed, no abstentions. (6-0-0)

IV. PUBLIC HEARING AND/OR PUBLIC ACTION ON APPLICATIONS

Application CC#23-17 of Whitman Pond Homeowners Association, Owner, for a wetland permit to hydro-rake the ponds to remove natural debris at the end of Whitman Pond Road Street, (Assessor's Map E07, Block 303, Lot 000) Simsbury, CT 06070, Zone R-80.

- Mr. McGregor requests the Applicants to notify Town Staff prior to work commencement, so Town Staff can observe the project.

Motion: Mr. Berman moves to approve Application CC#23-17 of Whitman Pond Homeowners Association, Owner, for a wetland permit to hydro-rake the ponds to remove natural debris at the end of Whitman Pond Road Street, (Assessor's Map E07, Block 303, Lot 000) Simsbury, CT 06070, Zone R-80, based upon the following findings:

- a. The project will not adversely impact the wetlands.

And subject to the following conditions:

- 92 1. The project shall be implemented in substantial conformance with the Schedule A –
93 Services by Solitude Lake Management as submitted with the application.
94 2. The project will be limited to hydro-rake work in the Upper and Lower Ponds as
95 depicted in the application and collected debris will be removed in a manner
96 according to the narrative as submitted with the application.
97 3. At all times during site work and until soil areas are stabilized, the applicant shall
98 install and maintain erosion and sediment control measures depicted in the
99 application or other measures deemed necessary by the Commission’s agent to
100 prevent erosion and sedimentation impacts to the watercourse.
101 4. All erosion control and soil stabilization measures shall comply with the approved
102 plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion
103 and Sediment Control, 2002, CTDEP Bulletin 34.
104 5. Upon direction of the Commission’s agent, erosion and sediment control measures
105 shall be removed by the applicant following stabilization of the site.
106 6. The Inland Wetlands Agent shall be notified at least 48 hours prior to commencement
107 of activities.

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109 Dr. Bade seconds.

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111 All in favor, no opposed, no abstentions. (6-0-0)

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113 **V. OLD BUSINESS**

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115 **VI. GENERAL COMMISSION BUSINESS**

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117 **1. Appointment of Assistant Town Planner, Brittany MacGilpin, as Town**
118 **Wetlands Agent**

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120 **Motion:** Ms. Welsh moves to appoint Brittany MacGilpin as Town Wetlands Agent. Mr.
121 Berman seconds.

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123 All in favor, no opposed, no abstentions. (6-0-0)

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125 **2. Consideration of Recommended Revisions to Section 8.5-6.1, Large and**
126 **Complex Projects**

- 127 • Mr. McGregor recommends the Commission copy the Zoning Commission, the Zoning
128 Board of Appeals, and the Planning Commission on the letter to the Board of Selectman
129 requesting revisions to the Commission’s ability to hire experts for large and complex
130 projects.

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132 **Motion:** Mr. Berman motions that the Commission approve, sign and send the letter provided to
133 the Board of Selectman with the Planning Commission, Zoning Commission, and Zoning Board
134 of Appeals on copy. Dr. Bade seconds.

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136 All in favor, no opposed, no abstentions. (6-0-0)

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3. Dorset Crossing Referral

- Mr. McGregor provides an overview of the project, noting that Dorset Crossing has a unique zoning district that is linked to its own Master Plan that requires a referral to the Planning Commission, Conservation Commission and Design Review Board for preliminary and final review. The proposed amendment to the Dorset Crossing Plan is an exchange of a commercial designated area to residential. The amendment is being presented to the Conservation Commission for its review and recommendations as the project moves forward.
- Tony Giorgio, Owner, presents an overview of the project, noting that the PAD approved in 2010/2011, included residential, commercial and retail space. Given the changes in the market over the years, Mr. Giorgio is proposing replacing the commercial space with 72 multi-family residential units. Plan will include open space and surface parking. He is also requesting that the Medical Building be re-designated as Medical/Retail.
- There is no impact to the wetlands.

VII. AGENT ACTIONS

Application CC#23-18 of Deborah McDonald, Owner, for a wetland permit to install two LP tanks and a generator in the upland review area at 5 Riverview Circle, (Assessor's Map G13, Block 144, Lot 005A), Simsbury, CT 06070, Zone RD.

- Mr. McGregor notes the Applicant is making changes to the project. Therefore, Town Staff is not reporting on this Application tonight as the application review is still in process.

VIII. CONSERVATION BUSINESS

IX. ADJOURMENT

Motion: Mr. Berman motions to adjourn. Ms. Welsh seconds.

All in favor, no opposed, no abstentions. (6-0-0)

The meeting adjourns at 8:15 P.M.

Respectfully Submitted,

Cara Blackaby
Commission Clerk