1	CONSERVATION COMMISSION/INLAND WETLANDS AND
2	WATERCOURSES AGENCY
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4	REGULAR MEETING June 20, 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: Assistant Director of Planning and Development, Brittany MacGilpin, Andrew Bade
12	Jason Berman, Donald Eaton, Charles Haldeman, Jason Levy, Margery Winters
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**Absent:** Joseph Campolieta, Kyle Testerman (Alternate), Cailyn Welsh (Alternate)

## II. APPROVAL OF MINUTES

18 June 6, 2023

 • Dr. Bade provides typographical edits for update.

<u>Motion:</u> Without objection and with updates to typographical edits, Ms. Winters moves to approve the June 6, 2023 minutes for the regular meeting of the Conservation Commission/Inland Wetlands and Watercourses Committee.

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

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# III. NEW APPLICATIONS FOR RECEIPT AND DETERMINATION OF SIGNIFICANCE

Application CC#23-26 of 894 Hopmeadow Street, LLC, Owner, Charles Houlihan, Applicant, for a wetland permit to fill +/-3,229 sq. ft. of wetlands associated with the construction of a +/- 53,773 sq. ft. mixed-use residential building at 894 Hopmeadow Street, (Assessor's Map H09, Block 227, Lot 004A) Simsbury, CT 06070, zone SC-1.

- Charles Houlihan, Applicant, provides an overview of the project, noting that a professional wetlands scientist was retained and concluded that there would be no adverse environmental impact as a result of this development.
- Mr. Houlihan notes that a storm water management system will be installed and there will be no increased run-off for the 100-year storm event.
- Ms. MacGilpin comments that the Town Engineering department is reviewing the application.
- Ms. Winters notes that most of the plant selection listed in the plan are not native species and recommends that all plantings be native.
- Mr. Levy notes that a public hearing is recommended for any filling of wetland soils, and Mr. Haldeman comments that this is an area of significant interest to the public.

- Motion: Mr. Levy moves to find Application CC#23-26 of 894 Hopmeadow Street, LLC,
  Owner, Charles Houlihan, Applicant, for a wetland permit to fill +/-3,229 sq. ft. of wetlands
  associated with the construction of a +/-53,773 sq. ft. mixed-use residential building at 894
  Hopmeadow Street, (Assessor's Map H09, Block 227, Lot 004A) Simsbury, CT 06070, zone SC to be a significant activity and schedules it for action at the regular meeting of the Committee
  on July 18, 2023. Mr. Haldeman seconds.
  - All in favor, no opposed, no abstentions. (6-0-0)

### IV. PUBLIC HEARING AND/OR PUBLIC ACTION ON APPLICATIONS

**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) Simsbury, CT 06070, Zone R-80.

**Motion**: Mr. Haldeman moves to approve 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) Simsbury, CT 06070, Zone R-80., based upon the following findings:

- a. The project will not adversely impact the watercourse.
- And subject to the following conditions:
  - 1. The project shall be developed in substantial conformance with the Zoning Location Survey Depicting Proposed Addition prepared for Frank B. & Catherine F. Joslyn, dated April 15, 2023.
  - 2. The applicant will work with the Designated Agent on addressing comments #1-4 made by Engineering Division titled, "Engineering Comments -#20 Saddle Ridge Drive", dated May 12, 2023. These comments will be addressed prior to the issuance of a building permit.
  - 3. Native plantings will be replanted, and invasive plant species removed to the greatest extent possible on the property.
  - 4. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures depicted in the application or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to the watercourse.
  - 5. All erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, CTDEP Bulletin 34.
  - 6. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.
  - 7. The Inland Wetlands Agent shall be notified at least 48 hours prior to commencement of activities.

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93	All in favor, no opposed, no abstentions. (6-0-0)
94	Application CC#22.25 of Todd and Andrea Demistr Owners I ADA D.C. Land Diamens
95 96	<b>Application CC#23-25</b> of Todd and Andrea Burrick, Owners, LADA, P.C. Land Planners, Applicant, for a wetland permit to construct a +/- 321 sq. ft. deck in the upland review area at 4
97	Victoria Lane, (Assessor's Map C08, Block 212, Lot 010) Simsbury, CT 06070, zone R-40.
98	victoria Lane, (Assessor's Map Coo, Block 212, Lot 010) Simsbury, CT 00070, Zone R 40.
99	• Terri Hahn, Principal at LADA, P.C. Land Planners, presents an overview of the project,
100	noting that the existing deck will be replaced with an addition. It is an area that has been
101	previously disturbed and there will be no plantings.
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103	Motion: Mr. Haldeman moves to approve Application CC#23-25 of Todd and Andrea Burrick,
104	Owners, LADA, P.C. Land Planners, Applicant, for a wetland permit to construct a +/- 321 sq.
105	ft. deck in the upland review area at 4 Victoria Lane, (Assessor's Map C08, Block 212, Lot 010)
106	Simsbury, CT 06070, zone R-40, based upon the following findings:
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108	a. The project will not adversely impact the wetland soils.
109	And only of the College of the College of the control of the contr
110 111	And subject to the following conditions:
112	1. The project shall be developed in substantial conformance with the site plan from
113	LADA, P.C. submitted for 4 Victoria Lane dated 05/31/2023.
114	2. Native plantings will be replanted, and invasive plant species removed to the greatest
115	extent possible on the property.
116	3. At all times during site work and until soil areas are stabilized, the applicant shall
117	install and maintain erosion and sediment control measures depicted in the
118	application or other measures deemed necessary by the Commission's agent to
119	prevent erosion and sedimentation impacts to the watercourse.
120	4. All erosion control and soil stabilization measures shall comply with the approved
121	plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion
122	and Sediment Control, 2002, CTDEP Bulletin 34.
123	5. Upon direction of the Commission's agent, erosion and sediment control measures
124	shall be removed by the applicant following stabilization of the site.
125 126	6. The Inland Wetlands Agent shall be notified at least 48 hours prior to commencement of activities.
127	of activities.
128	Mr. Levy seconds.
129	in the second se
130	All in favor, no opposed, no abstentions. (6-0-0)
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132	V. GENERAL COMMISSION BUSINESS

 VI.

**AGENT ACTIONS** 

VII. CONSERVATION BUSINESS

- Ms. Winters will provide her comments on the draft POCD to the Commissioners and
  recommends that the Commissioners review the draft version and submit any comments
  as well.
  - Ms. Winters would like the statement around Open Space and Affordable Housing to be re-worded.
  - Ms. Winters went on a walk with the Pollinator Pathways to look at the Barn Door Hills Triangle with a member of DEEP. The site was determined to be an important habitat to wildlife but is contaminated with biological pollution, including mugwort and bittersweet. As a result, the recommendation is to mow the area and there may be a need for remedial treatment in the future.
  - Ms. Winters will send the plan for the Barn Door Hill Triangle to the Commissioners, noting it will be discussed at the next Open Space meeting.
  - Mr. Haldeman comments that the Stratton Brook trail is overrun and recommends this be taken into consideration for lessons learned as part of the Barn Door Hill Triangle project.
  - Ms. Winters will send California's invasive species document to the Commissioners as a sample.
  - Mr. Levy discusses if there is still the ability to review town policies to ensure that property owners will not be fined if they participate in no mow May.
  - Ms. MacGilpin responds that she will evaluate how this could be addressed.
  - Dr. Bade mentions that Pete Picone has released a native planting guide that he will distribute to the Commissioners.

#### VIII. ADJOURMENT

**Motion:** Mr. Haldeman motions to adjourn. Mr. Levy seconds.

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

The meeting adjourns at 8:10 P.M.

169 Respectfully Submitted,170

171 Cara Blackaby172 Commission Clerk

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