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MINUTES
CONSERVATION COMMISSION/INLAND WETLANDS AND WATERCOURSES
AGENCY – REGULAR MEETING
TUESDAY, November 21, 2023 at 7:30 P.M.
Simsbury Town Hall – Board of Education Conference Room
933 Hopmeadow Street, Simsbury, CT 06070

I. CALL TO ORDER & ROLL CALL

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

Present: Assistant Town Planner, Brittany MacGilpin, Andrew Bade, Joseph Campolieta, Charles Haldeman, Jason Levy, Margery Winters, Kyle Testerman (Alternate), Cailyn Welsh (Alternate)

Absent: Jason Berman, Donald Eaton

Kyle Testerman is seated as a full member in Mr. Eaton's absence.

II. APPROVAL OF MINUTES

October 17, 2023 regular meeting

Motion: Mr. Levy moved to approve the October 17, 2023 minutes for the regular meeting of the Conservation Commission/Inland Wetlands and Watercourses Committee. Mr. Campolieta seconded the motion.

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

III. NEW APPLICATIONS FOR RECEIPT AND DETERMINATION OF SIGNIFICANCE

Application CC #23-42 of Keith Willis, Owner, for a wetland permit to allow for the demolition of an existing home and two existing barns and for the construction of a new residence and barn at 25 Holcomb Street (Assessor's Map D05, Block 301, Lot 007) Simsbury, CT 06070.

- Ms. MacGilpin provided an overview of the project, noting the application is for a proposed demolition of a current home with two barns and the construction of a new home and barn. In 2022, there was an application for a similar project that was approved. There are since new owners, and the project has changed slightly.
- Mr. Campolieta inquired about the change in distance from the wetlands. Ms. MacGilpin noted this application is within 72 feet of the wetlands. The original home was approximately 80 feet from the wetlands.
- Ms. Winters inquired if there is a septic system on site. Chris Nelson, President of Nelson Construction, confirmed there is an old septic system that will be demolished.

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- Mr. Nelson noted that a sketch was provided as part of the prior application, which was approved. The current plan provided has more detail, but because there have been some changes, it must come back to the Commission.
 - Ms. Winters inquired about the topographic drop off on the property. Mr. Nelson confirmed that area is a large meadow with a pond. The site is approximately 22 acres; however, they are only working in the area where the existing house and barn are located.
 - Ms. Winters recommended the utilization of native plants and removal of invasive plants. Mr. Nelson agreed and responded that he would bring a landscaping plan back to the Commission.
 - Ms. Winters inquired about when the construction would begin. Mr. Nelson responded that unless the winter is warm enough to begin earlier, the construction would likely begin in March 2024.
 - Mr. Haldeman requested more information around run-off controls if the project should begin in the winter. Mr. Nelson responded that demolition and construction would not start unless the silt fencing was properly installed.

64 **Motion:** Mr. Haldeman moved to find that Application CC #23-42 of Keith Willis, Owner, for a
65 wetland permit to allow for the demolition of an existing home and two existing barns and for
66 the construction of a new residence and barn at 25 Holcomb Street (Assessor's Map D05, Block
67 301, Lot 007) Simsbury, CT 06070 is a non-significant activity and scheduled it for action at the
68 next regular meeting of the Commission. Mr. Campolieta seconded the motion.

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

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- Mr. Nelson invited the Commissioners to the Simsbury Grist Mill open-house on December 13, 2023 from 4:30-6:00 pm and thanked the Commissioners for their partnership in that project.

76 **IV. ACTION/PUBLIC HEARINGS ON APPLICATIONS**

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- None

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80 **I. GENERAL COMMISSION BUSINESS/CONSERVATION COMMISSION BUSINESS**

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83 Invasive Plan Species Policy Report

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- Ms. MacGilpin noted that town staff was directed by the Commission at the September 5, 2023 meeting to research invasive plant management regulations and policies of other towns within the state. Tonight, Ms. MacGilpin provided the Commissioners with a report summarizing the findings of Town Staff. She noted that two towns, Branford and Greenwich, had strong policies in place and provided details of those policies as part of the report.
 - Mr. Campolieta inquired whether the Commissioners had the power to change the Inland Wetlands and Watercourses regulations. Ms. MacGilpin responded that the Commission could change these regulations with a public hearing. Additionally,

- 93 Town Staff would need to send the changes to DEEP 35 days prior to the public
94 hearing.
- 95 • Ms. MacGilpin requested that the Commissioners discuss what the next steps should
96 be.
 - 97 • Ms. Winters noted that the Commission had previously discussed holding a joint
98 meeting with the Design Review Board to discuss the Dark Skies Initiative.
 - 99 • Mr. Haldeman summarized that the Commission is specifically concerned with
100 invasive plant species, native plants, and the Dark Skies initiative and recommended
101 that the Commission receive buy-in from the public and concerned stakeholders as
102 part of the Commission’s next steps.
 - 103 • Mr. Campolieta noted that the POCD is in its final stages and the final draft is likely
104 to be approved before the end of the year. He noted that these issues are action items
105 that came out of the POCD process.
 - 106 • The Commission discussed various next steps including meetings with the Design
107 Review Board and Zoning Commission, along with a public hearing/workshop.
 - 108 • As a first next step, the Commission requested that Town Staff draft proposed
109 language amending the Inland Wetland and Watercourses Regulations to include
110 more specific language around invasive and native plant management policies for the
111 Commission’s review.

112
113 Approval of 2024 Calendar

- 114 • Mr. Campolieta requested changing the meeting start times to 7:00 p.m.
- 115 • Ms. MacGilpin will confirm this is possible with the Town Clerk and will also work
116 on updating the By-Laws.

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118 **Motion:** Mr. Campolieta moved to approve the 2024 calendar with a start time of 7:00 p.m. Mr.
119 Levy seconded the motion.

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

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123 **II. AGENT ACTIONS**

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125 **Application CC #23-38** of Tom Roy, Town of Simsbury Public Works Department,
126 Applicant, for a wetland permit to allow the use of fill for slope stabilization after a
127 downed tree in an upland review area within the Right-of-Way across from 40 Riverside
128 Road (Assessor’s Map N/A, Block N/A, Lot N/A) Simsbury, CT 06070.

- 129 • Ms. Winters inquired how much topsoil was deposited. Ms. MacGilpin was not
130 certain of the exact amount.

131
132 **Application CC #23-39** of Nelson Construction, Inc. requesting approval for a wetland
133 permit to make minor hardscape and landscape modifications to the front entrance of
134 Millwright’s Restaurant in an upland review area at 75-77 West Street (aka 73 West
135 Street) (Assessor’s Map F11, Block 103, Lot 005-21) Simsbury, CT 06092, zone PAD.

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137 **Application CC #23-40** of Marcin Michalski, applicant, for a wetland permit to allow
138 installation of an above-ground oil tank with concrete pad at 41 Shingle Mill Road
139 (Assessor’s Map A10, Block 404, Lot 016A) Simsbury, CT 06092, zone R-40.
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141 **Application CC #23-41** of Ryan Saul, property owner and applicant, requesting approval
142 for a wetland permit to install at 12’ by 16’ shed on a 14’ by 18’ pad with a retaining wall
143 in an upland review area at 17 Glen Hollow Lane (Assessor’s Map B15, Block 301, Lot
144 098) Simsbury, CT 06092, zone R-40OS.
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146 **Application CC #23-43** of David Diaz, property owner and applicant, requesting
147 approval for a wetland permit to install a 500-gallon underground LP tank in an upland
148 review area at 21 Michael Road (Assessor’s Map F07, Block 110, Lot 092) Simsbury, CT
149 06070, zone R-40OS.
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151 **III. ADJOURNMENT**

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153 **Motion:** Mr. Campolieta moved to adjourn. Mr. Levy seconded the motion.
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155 All in favor, no opposed, no abstentions. (6-0-0)
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157 The meeting adjourned at 8:18 P.M.
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159 Respectfully Submitted,
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161 Cara Blackaby
162 Commission Clerk
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