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**INLAND WETLANDS COMMISSION (IWC)
REGULAR MEETING
TUESDAY, AUGUST 28, 2012, 6:30 PM
THIRD FLOOR, COUNCIL CHAMBERS
MEMORIAL BUILDING, TOWN HALL
14 PARK PLACE
ROCKVILLE/VERNON, CT**

MEMBERS PRESENT: Mark Kalina, Jeffrey Pescosolido,
Lynda Morhardt, Ronald Kane, and Frank Galat (arrived at 6:35)

STAFF PRESENT: Len Tundermann, Town Planner
Craig Perry, Wetlands Enforcement Officer
Terry McCarthy, Town Engineer

1. CALL TO ORDER & ROLL CALL

The meeting was called to order at 6:32 P.M. by Mark Kalina.

2. ADMINISTRATIVE ACTIONS

2.1 Communications received not related to Agenda items.

July / August 2012 Connecticut Wildlife
Spring 2012 CT Landscape Architect.

2.2 Adoption of Agenda

Motion was made by Ronald Kane to add an item after 4.1.1 to discuss LID representatives needed for the scheduled meeting. Second to motion was made by Mark Kalina. Motion carried unanimously.

2.3 Acceptance of Minutes

Motion was made by Mark Kalina to accept the minutes from the July 24, 2012 meeting. Second to motion was made by Ronald Kane. Motion carried unanimously.

2.4 Call for filing(s) of Intervener petition(s) and determination of status.

None

3. **PUBLIC HEARING:**

Public Hearing open at 6:37 PM.

3.1.1 Application (IWC-2012-06) of Alfred Pedemonti for a Wetlands Permit to convert the Old Talcott Mill Building to 84 Residential Units at #47 Main Street (Assessor's ID: Map #02, Block #158, Lot/Parcel #00003).

Len Tundermann read the legal notice published in the Journal Inquirer.

Laura Knott-Twine, Historic Preservationist and project manager of the property, attended the meeting and explained plans to keep the 1880's look preserved as much as possible. The outside of the building will be replaced with clap board and existing material will be disposed. Ben Wheeler and Andrew Krar from Design Professionals, South Windsor, attended the meeting. Ben explained that he and John Ianni, Professional Soil Scientist, discussed the restoration of the river bank to its natural state (Wetland Report attached to packet). The invasive plants and unhealthy trees will be removed, rip rap will stay in place and planting will be used. Where the river bank is bare native species will be planted close to the water level. When grown these species will arch over the river to maintain stabilization, water quality, and provide food for wildlife. Andrew Krar explained the plans for drainage which will reduce peak rate of discharge to the river. The design will be prepared to treat the water runoff before it enters the Tankerhoosen by using five storm sector units, and underwater storm water chambers will be used to encourage the water back into the soil. The existing sanitary systems will be used and will be evaluated in advance to ensure it is in sound working condition. The only wetland impacts are the installation of two 6 inch outlet pipes covered in rip rap.

Lynda Morhardt and Mark Kalina were concerned with the "unknown pipe" displayed on the map. Jeffrey Pescosolido was concerned with the "to be determined" notes on the map. Mr. Wheeler stated that he will work with the town staff to be sure these issues are finalized. Frank Galat expressed concern on the treatment used for the removal of the root system of the invasive plants near the bank of the river. Mr. Wheeler explained that topical application will be used. Lynda Morhardt was concerned about the undetermined outlet of a yard drain and wants to know where it goes to determine any possible impacts to the waterways.

Comments from Public:

Bennett Brooks, 96 Main Street – expressed concerns about the bridge design as many years ago the bridge was washed out. Mr. Wheeler replied that there have been three large culverts included since the bridge had been re-built and also there were future plans to rebuild the bridge again and it would have to be brought up to the IWC as an agenda item. Mr. Brooks also expressed concerns on

the canal area and felt it should be more organized. Mr. Wheeler replied that the canal area will be left in the current state. Lastly, Mr. Brooks had concerns if the dam will be changed. Mr. Wheeler replied that the dam is owned by the state and there will be no changes to the dam.

Dennis Sprauley, 17 Main Street, expressed concerns about the removal of the raceway. Mr. Wheeler replied that the raceway is blocked and not receiving water. No changes from the current state are planned. Mr. Sprauley was also concerned about the removal of trees. Mr. Wheeler replied only if the trees are unhealthy would they be cut down.

Comments from Staff:

Terry McCarthy, Town Engineer, expressed concerns about the proposed drainage from the parking lot on the west side, noting that large parking areas drain to single Stormceptors. He questioned whether additional catch basins should be installed. Mr. Krar replied that he would look into it. .

Craig Perry, Enforcement Officer, mentioned a memo received from the Fire Marshall who expressed concerns about the bridge and water supply piping.

Craig Perry was also concerned about the following items;

- proposed concrete ramp over an existing sanitary manhole.
- What are the conditions of the sewer main and lateral that run under the river? What type of pipe? Where does the stub that "dead ends" in the river go?
- A driveway spot elevation 193.40 is creating a low spot. ?
- Craig stated that he agrees with the recommendations listed in John Ianni's Wetland Report.
- Craig stated that all "Stormceptors" are a concern because they do require some maintenance from the owners.

Mr. Wheeler replied that they will look at the pipe that runs under the river. There is a stub on the other side and they will cap the stub (if necessary) at the manhole to eliminate seepage. Other connections will be made. Craig also commented on his concern having one grate used for the whole parking lot on the west side.

Mark Kalina requested that the applicant work with the town staff on the drainage issue.

Public hearing closed at 8:34 PM.

Motion was made by Ronald Kane to approve the redesignation. Second to motion was made by Mark Kalina. Motion carried unanimously.

Motion was made by Mark Kalina to approve the application with the stipulation that the applicant work with the staff to be sure all concerns are met and that any action which has impact on the watershed to the Tankerhoosen are documented and forwarded to the town staff.

Mark Kalina requested a 10 minute recess at 8:45 PM. reconvening at 8:55 PM.

4. Receipt of Application

4.1.1 Application (IWC-2012-07) of EKE Associated, LLC for a Wetlands Redesignation and Wetlands permit for 1127 Hartford Turnpike at Assessor's ID: Map #39, Block #72, Lot/Parcel #26.

Motion was made by Mark Kalina to receive the application, determine it to be a significant impact to the wetlands, and schedule a public hearing at the next meeting. Second to motion was made by Jeffery Pescosolido. Motion carried unanimously.

Added item to agenda:

Len Tundermann pointed out that a committee of the PZC is reviewing the consultant's recommendations for LID regulations and thinks that representation from the IWC would be helpful. Mark Kalina asked for volunteers, and Frank Galat and Ronald Kane offered to attend.

4.2 Status of Cease & Correct Orders.

- Talcottville Mill, 47 Main Street – Discussed earlier in the meeting.
- 21 Terrace Drive – In Process.

4.3 Wetland Enforcement Officer – Report

These sites are checked daily by Craig Perry: Tractor Supply, Santini Project, Phoenix St. Bridge, and Hatch Hill.

4.4 Inland Wetland Agent – Report

Approval for an above ground pool – sewer line in the rear of the house.

4.5 Items added.

None

5. ADJOURNMENT

Motion was made by Mark Kalina to adjourn the meeting at 9:25 PM. Second to motion was made by Frank Galat. Motion carried unanimously.

Respectfully submitted,



Blanche Perillo, Recording Secretary