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INLAND WETLANDS COMMISSION (IWC) 25 AM 10:08  
SPECIAL MEETING  
WEDNESDAY, APRIL 25, 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, Frank Galat

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

**1. CALL TO ORDER & ROLL CALL**

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

**2. ADMINISTRATIVE ACTIONS**

2.1 Communications.

- Approval letter issued to EKE Associates and Terry D. McCarthy, P.E., Town Engineer April 17, 2012, regarding application IWC-2012-01;
- *Connecticut Wildlife*, March/April 2012, Connecticut DEEP;
- *Connecticut State of the Birds 2012*, Connecticut Audubon Society;
- *CFL News*, Volume 17, Issue 1 – March 2012, Connecticut Federation of Lakes.

2.2 Adoption of Agenda.

No changes made to agenda draft of April 10, 2012.

2.3 Approval of Minutes.

Motion was made by Frank Galat to approve the minutes from the March 27, 2012, Regular Meeting. Second to motion was made by Lynda Morhardt. Motion carried unanimously.

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

None

### **3. PUBLIC HEARING:**

3.1 Application (**IWC-2012-05**) of Subpeak, Inc. and Peter Krause and James Martin, Trustees, Krause Realty Trust, for a wetlands redesignation and a wetlands permit to install a stormwater drainage culvert and for stormwater discharge into a watercourse on property of Suburban Subaru at #6 and #14 Hartford Turnpike (Assessor's ID: Map #01, Block # 0159, Lots/Parcels #0001A and #0001B).

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

#### **Public Hearing Open 6:41 P.M.**

Leonard Jacobs, attorney, submitted the Town Clerk's receipt for filing the application and plans for public inspection for the wetlands redesignation. He described the two parcels, referring to a hand-colored, mounted plan. He commented that Suburban Subaru has been in Vernon for many years and employs 60 people. He explained that Subaru New England requires an upgrade to the dealership or it would be closed.

Lane Resnick, General Manager of Suburban Subaru, described the proposed addition that would provide double bays for customer drop-off of vehicles within the service shop, which is being required to provide greater convenience to customers.

John Ianni, Soil Scientist, Highland Soils, described his field-delineation of the wetlands on the property in November 2011 and March 2012. He noted that a small watercourse comes off Elmo's Dockside Restaurant that flows under the parking lots at #6 and #14 Hartford Turnpike until it empties into an open channel on the property before re- entering a culvert that drains into the Hockanum River in Manchester. He said the channel is so flat that sediment builds up in it and requires regular maintenance to keep the water flowing. He said the applicants want to place all but a small segment of the open channel into a culvert that will increase flow velocity to a small headwall where a sanitary sewer prevents continuation of the culvert.

Lynda Morhardt questioned the increase in impervious surface and the loss of the little natural vegetation remaining on the property. Ray Nelson, P.E., described the present drainage system and the planned catch basins with sumps. John Ianni pointed out that roof drains from the proposed addition will discharge into a dry well behind the building and stressed that, although impervious surface will increase, infiltration will also be increased.

Discussion focused on the tradeoffs of giving up the last vestige of watercourse and wetlands on the site when an opportunity is present during excavation and construction to create something more pleasing and more in balance. It was questioned why some form of Low Impact Development (LID) techniques could not be employed to mitigate increased runoff. It was also suggested that some plantings be use in the limited open channel to remain and that a maintenance plan be prepared for that area.

A recess was called and 7:47 pm; the public hearing was reconvened at 7:55 pm.

Ray Nelson offered to use pervious pavement in the area behind the proposed building addition, which he said was the only area on the site where natural, undisturbed soils are present. He said the client also agreed to add vegetation in the open portion of the channel that would remain and to submit a maintenance plan to the Town.

Mark Kalina asked for staff comment.

Craig Perry inquired of the applicant whether #14 Hartford Turnpike is on a septic systems. He noted that the Water Pollution Control Department's records do not show the building as connected to a sewer. Len Jacobs expressed the opinion that the building is connected inasmuch as the applicant is paying sewer charges for it. He said he would investigate and have an answer in time for submission of an application to the Planning and Zoning Commission.

Mark Kalina asked for public comment.

Lois Leighton, 11 Allison Road, questioned design matters related to the addition. Craig Perry responded to her by indicating the IWC has very specific jurisdiction over impacts to wetlands and watercourses and that her concerns would be more appropriately directed to the Planning and Zoning Commission when an application is submitted to that commission.

There being no additional public comments, Mark Kalina closed the public hearing on the wetlands redesignation at 8:02 pm.

Motion was made by Mark Kalina to approve the wetlands redesignation because the soils delineation presented by John Ianni substantiated the request. Second to motion was made by Frank Galat. The motion carried unanimously.

Mark Kalina closed the public hearing on the wetlands permit at 8:08 pm.

Motion was made by Jeffrey Pescosolido to approve the wetlands permit in accordance with the criteria for decision in section 10.2 of the Inland Wetlands and Watercourses Regulations and for the following reasons:

1. The loss of the wetlands on the site is insignificant;
2. The IWC finds no prudent and feasible alternatives to the wetlands/watercourse activities;
3. The permittee has agreed to use pervious pavement behind the building addition, to add plantings in the exposed portion of the channel, and to submit a maintenance plan to the Town, all of which will mitigate the negative effects of the activity.

The motion carried unanimously.

#### **4. DISCUSSION/ACTION/ADDITIONAL BUSINESS**

##### 4.1 Receipt of Application:

None.

#### 4.2 Status of Cease & Correct Orders.

- Talcottville Mill, 47 Main Street – no change to report.
- 21 Terrace Drive – Craig Perry reported there has been no compliance with the order and that he is consulting with the Town Attorney for further action.

280 Phoenix Street – Craig Perry reported that the owner contacted him, and he believes it would be better to leave the remediation as it has been done to date. Motion was made by Mark Kalina to withdraw the order. Second to motion was made by Frank Galat. The motion carried unanimously.

- 70-72-74 Campbell Avenue – Craig Perry reported that the grass is coming in and is in an acceptable condition. Lynda Morhardt asked whether the areas surrounding the trees had been regraded so they will survive. Crain Perry agreed to check the site again.

Motion was made by Mark Kalina to leave this issue in place until it has been resolved. Second to motion was made by Frank Galat. The motion carried unanimously.

#### 4.3 Wetlands Enforcement Officer – Report

Craig Perry reported that there had been some washout at the Phoenix Street bridge construction site because of recent storms. He said the area will be restored and that work will start soon on installing a new water line beneath the river bed.

#### 4.4 Inland Wetland Agent – Report

Nothing to report.

### 5. ADJOURNMENT

Motion was made by Mark Kalina to adjourn at 8:30 pm. Second to motion was made by Lynda Morhardt. The motion carried unanimously.

Respectfully submitted,



Leonard K. Tundermann for  
Blanche Perillo, Recording Secretary