

**CONSERVATION COMMISSION &
INLAND WETLAND AGENCY MINUTES
December 8, 2020**

I. CALL TO ORDER

Ms. Destefanis called the meeting to order at 6:00 p.m. Ms. Destefanis would be acting Chair for this virtual meeting.

II. ROLL CALL

Ms. Cherichetti took the roll call.

PRESENT: Ed Holowinko, Chair; Karen Destefanis; John Moeling; Steve Klocke; Matt Pentz; Cheryl Brown; and John Levin (6:17PM)
Alexis Cherichetti, staff.

III. RECEIPT & DISCUSSION

- a) **#S20-557 – 119 Ponus Avenue - Vitiello** – Construction of 15’ x 38’ in-ground swimming pool with mechanicals adjacent to a wetland and watercourse

Ms. Cherichetti briefly reviewed the location of this property and the wetland/watercourse system on the property. She displayed the proposed site plan and aerial photographs of the site.

The applicant, Nick Vitiello of In2Blue Pools, described the rear yard of the property and the proposed location of the pool and equipment.

Ms. Brown asked about the winterization of the pool and the discharge of any pool water. Mr. Vitiello jokingly indicated it would be dumped into the wetland, but then clarified in the event a small amount of water needing to be removed, it would be discharged across the lawn or driveway.

Ms. Cherichetti confirmed most excavated material would be hauled off site, noting there was no proposed stockpile area. Mr. Vitiello confirmed most material would be loaded into trucks and a small amount used for backfill around the pool. He stated the installation would take about four weeks total.

Ms. Brown stated she would prefer to see the establishment of a buffer adjacent to the wetland because the proposed activity was so close to the wetland. Ms. Destefanis asked if she was looking for a buffer on the outside of the existing fence. There was some discussion regarding the location of the existing fence relative to the wetland.

*** **MR. LEVIN JOINED THE MEETING AT 6:17PM.**

Ms. Destefanis encouraged members to visit the site and have a look at the area to determine if a planting plan was warranted.

- b) **#S20-558 – 125 Richards Avenue – RAP II, LLC** – Construction of five (5) duplex buildings for senior housing, with associated parking, site grading, landscaping, utility connections and drainage systems, adjacent to a wetland and watercourse

Ms. Cherichetti noted this was a Significant Regulated Activity due to the amount of grading within the upland review area. She observed the majority of the proposed development and activity would be outside of the upland review areas. As a Significant Permit application she added, the Agency members can determine whether a landscaping plan and an ecological/biological assessment report are necessary. She added a landscaping plan had just been submitted the day prior.

Attorney Adam Blank, representing the applicant, introduced the applicant's team. He provided an overview of the existing property, its location and development proposal, starting with an aerial photograph of the site and neighboring properties. He described the proposed ten-unit, five-structure senior housing development and showed the site plan. He stated that no activity is proposed within the watercourse or wetland, and just the rearmost portions of the two rear buildings are within the upland review area. He also displayed a topographic map and described the physical attributes of the property. He discussed a potential conservation area that might be required as part of the Special Permit application before Zoning.

Mr. Moeling asked if the applicant was proposing a Conservation Easement also. Mr. Blank indicated they were not, though they were also looking at a proposed Zoning text amendment which might end up resulting in such requirement.

Len D'Andrea described the site and the Five Mile River, of which about 360 linear feet borders the western rear property line. He discussed the topography and proposed grading and described the design elements. He then went over the proposed stormwater drainage management system and described the design in detail.

Matt Popp, Landscape Architect with Environmental Land Solutions, described the proposed landscaping plan. He described the proposed native shade trees that would be planted in the rear of the property. He stated there was no site lighting proposed in the rear.

Ms. Destefanis confirmed a Significant Permit application requires a public hearing and asked about scheduling the hearing. There was a discussion regarding the need for an ecological assessment and a recollection of the permit process during the consideration of the development next door to the south of the property.

Attorney Blank noted the differences between that previous adjacent development and the current proposal. There was a brief discussion regarding the scope of the development of the adjacent parcel. There was additional discussion of the aerial photograph on display and the location of the upland review area for the watercourse.

Mr. Levin asked what portion of the property would be covered with impermeable surfaces and if the design to have all those surfaces directed to the three catch basins shown on the plan. Mr. D'Andrea described the proposed stormwater management plan and the infiltration trenches and stated almost 34% of the site would have impervious cover.

Mr. Moeling asked if an irrigation system would be installed in the grassy strip proposed in the upland review area at the rear of the property. Mr. Popp stated that there would not be irrigation in the rear.

Ms. Destefanis asked to schedule the public hearing for the next meeting.

*** **MR. MOELING MADE A MOTION TO HOLD A PUBLIC HEARING ON THE APPLICATION DURING THE JANUARY 12, 2021 REGULAR MEETING AT 7:00PM.**

*** **MS. BROWN SECONDED THE MOTION.**

*** **MOTION PASSED UNANIMOUSLY.**

*** **IT WAS NOTED COMMISSIONER PENTZ HAD TO LEAVE THE MEETING DUE TO TECHNICAL ISSUES.**

- c) **#S20-559 – 7 Adams Lane – Tamm** – Construction of a new single-family residence, with associated on-site septic system, stormwater management and landscaping, adjacent to a wetland and watercourse

Ms. Cherichetti began with a description of the location of this property, which is currently vacant is the result of a free-cut in 2003. She reviewed the previous wetland permit application that was approved in 2011 for construction of a new residence but with connection to the City's sanitary sewer system. The 2011 has expired and is now void. The current proposal would include effectively the same dwelling, but with an on-site septic system.

Mr. Tamm, applicant and owner, introduced himself. He described his interest in the property and the previous development approval. He explained the history of the issues with connecting to the City sanitary sewer system and the resulting change in plan. He gave a detailed timeline for the delays since the 2011 wetland permit approval. He then described the proposed site plan and the location of components relative to the wetland area.

Mr. Moeling asked for clarification regarding the location and depth of the proposed septic trench. Mr. Tamm stated they were under the proposed driveway and the concrete chamber was designed to be driven on.

Ms. Cherichetti stated she would want to confirm the proposed stormwater system met today's City Drainage Standards, noting that in the previous approval there had been underground infiltration trenches proposed for run-off capture. She noted she was ask DPW to review the proposal.

Ms. Brown asked for a plant list to go along with the planting plan. Mr. Tamm stated the planting plan is taken from the 2011 permit application.

Mr. Levin asked if the neighboring properties were also using on-site septic systems. Mr. Tamm replied that all surrounding homes had on-site septic systems and only the golf course was connected to the City's sanitary sewer system.

II. DISCUSSION &/OR DECISION

- a) **#S20-553 – 12 Holiday Drive - Laughton** – Corrective Action restoration of a wetland, watercourse and upland review area

Ms. Cherichetti noted new revised plans had been submitted following the Commission's comments at previous meetings. She briefly described the proposed plan and displayed the proposed restoration plan and the existing conditions plan.

Mr. Laughton described his proposal in detail, including all proposed active uses, mulch removal and plantings. He also noted he was proposing a new shed within the rear upland review area.

There was discussion regarding the changes to the site plan and the adequacy of the mitigation activities. Several members stated the current plan was an improvement from the previous proposals.

Ms. Destefanis asked if there was a draft resolution to use. Ms. Cherichetti stated no because she had no idea how the Agency members would receive the revised plan and the direction the members where headed. She indicated she would prepare a draft resolution based on their comments for their use at the next meeting.

Mr. Moeling indicated he remained concerned about the use of the entire upland review area as active recreation area. He thought the proposed shed should not be there. He added the mitigation proposal was improved, but he was still not convinced of its adequacy.

Ms. Destefanis did note there are other applications for activities in an upland review area. Ms. Cherichetti agreed, but noted each application and each wetland and associated upland review area are unique. Each wetland and its buffer are different and require different degrees of protection.

Mr. Klocke stated they must also be fair and consistent in their requirements across the board.

Ms. Cherichetti encourage the applicant to reach out to Zoning to make sure the proposed shed is Zoning compliant.

III. BOND RELEASE/REDUCTION

- a) **#S08-330 – 2 Compass Road – Keelips** – Release of bond (\$4,765.00) held for wetland buffer plantings associated with construction of a new residence

Ms. Cherichetti noted it had taken some time for the required planting plan to be fully implemented. She indicated staff had recently inspected the site and recommended release of the bond.

*** **MR. KLOCKE MADE A MOTION TO RELEASE THE BOND.**
*** **MR. HOLOWINKO SECONDED THE MOTION.**
*** **MOTION PASSED UNANIMOUSLY.**

- b) **#S20-555 - 16 Hilltop Road – The LaurelRock Company** – Reduction of bond (\$1,450.00) held for sedimentation and erosion controls associated with tree removal and landscaping

Ms. Cherichetti reviewed this recent permit and indicated staff had recently inspected the site. She recommended the proposed reduction of the bond. The portion requested for release is for the sedimentation and erosion controls, a bond for the plantings is still retained.

*** **MR. KLOCKE MADE A MOTION TO REDUCE THE BOND BY \$1,450.**
*** **MR. MOELING SECONDED THE MOTION.**
*** **MOTION PASSED UNANIMOUSLY.**

- c) **#S07-283 – 10 Norden Place – FPG Norden LLC** – Release of bond (\$29,300.00) held for construction of office building and data center with associated regulated activities adjacent to wetlands and a watercourse

Ms. Cherichetti reviewed the location of the permitted activity. She indicated staff had recently inspected the site, reviewed all permit conditions and recommended release of the bond.

*** **MS. BROWN MADE A MOTION TO RELEASE THE BOND.**
*** **MR. KLOCKE SECONDED THE MOTION.**
*** **MOTION PASSED UNANIMOUSLY**

- d) **#S15-477 – 150 Glover Avenue – 150 Glover Avenue LLC** – Release of bond (\$22,110) held for construction of three multi-family residential buildings and reconstruction of Glover Avenue adjacent to a wetland and watercourse

Ms. Cherichetti indicated staff had recently inspected the site. The activities adjacent to the watercourse have been completed and staff recommended release of the bond.

*** **MR. KLOCKE MADE A MOTION TO RELEASE THE BOND.**
*** **Mr. MOELING SECONDED THE MOTION.**
*** **MOTION PASSED UNANIMOUSLY.**

IV. APPROVAL OF MINUTES

- a) October 27, 2020 minutes

Ms. Destefanis suggested two minor edits to the minutes.

***** MS. DEESTEFANIS MADE A MOTION TO ACCEPT THE MINUTES.**

***** MR. HOLOWINKO SECONDED THE MOTION.**

***** MOTION PASSED UNANIMOUSLY.**

V. ADOPTION OF 2021 MEETING CALENDAR

Ms. Cherichetti apologies for completely forgetting to send the 2021 calendar to the members. She noted the annual calendar of meetings was required to be provided to the City Clerk. She was unable to connect to her City drive to show the meeting calendar. The item would be on the next agenda.

IV. PUBLIC COMMENTS

There were none.

V. COMMENTS OF STAFF

Ms. Cherichetti noted her sadness in this being Ms. Destefanis's last meeting. There were kind words of thanks and appreciation all around toward Ms. Destefanis.

VI. COMMENTS OF COMMISSIONERS

Mr. Moeling asked about inspecting the site at Richards Avenue. Ms. Cherichetti noted the site was quite accessible.

There was a discussion of the election of officers, particularly in light of all the upcoming expiration of members' terms.

V. ADJOURNMENT

***** MS. DESTEFANIS MADE A MOTION TO ADJOURN.**

***** MR. MOELING SECONDED THE MOTION.**

***** THE MOTION PASSED UNANIMOUSLY.**

Meeting adjourned at 7:50PM.