

**Inland Wetlands and Watercourses Commission
Town of Wallingford
Regular Meeting
Wednesday, March 6, 2013**

The Regular Meeting of the Wallingford Inland Wetlands and Watercourses Commission was held on Wednesday, March 6, 2013, in Council Chambers, Town Hall, 45 South Main Street, Wallingford, Connecticut.

Seated Commissioners were Jim Vitali – Chairman, Ellen Deutsch – Vice Chairperson, Nick Kern - Secretary, Dave Parent, Dennis Murphy, Jim Heilman – alternate, Deborah Phillips – alternate, and Environmental Planner Erin O’Hare.

Absent: Jim Dobson - alternate

Chairman Vitali called the meeting to order at 7:02 p.m.

CONSIDERATION OF MINUTES:

February 6, 2013 – Regular Meeting

MS. DEUTSCH: **MOTION TO APPROVE THE MINUTES OF THE FEBRUARY 6, 2013 MEETING AS SUBMITTED.**

MR. MURPHY: **SECOND**

VOTE: **UNANIMOUS**

OLD BUSINESS:

**#A12-12.8 / 9 BARNES ROAD & 415 BARNES ROAD – Geremia Greenhouses –
(commercial expansion)**

Presenting the application was Chris Juliano, Juliano Associates.

Mr. Juliano stated that since last month he has been working with the Environmental Planner to satisfy her concerns. He believes that the revised plan addresses all of her concerns expressed in her comment letter and at a meeting with her. Mr. Juliano stated that he is fine with the recommended conditions of approval as listed in the February 28, 2013 Environmental Planner's Report.

Ms. O’Hare reviewed the Environmental Planner's Report dated February 28, 2013 noting that this large project entailed nine regulated activities impacting wetlands and watercourses directly, ten activities within the upland review area and an 110,400 sq.ft. increase in surface area.

MS. DEUTSCH: **MOTION TO APPROVE APPLICATION #A12-12.8 / 9 BARNES ROAD & 415 BARNES ROAD WITH THE FOLLOWING CONDITIONS OF APPROVAL:**

1. **PERMIT WORK IS NOT TO COMMENCE UNTIL THE THREE ERODED AREAS LOCATED ON THE EASTERN SLOPE OF THE**

WOODED RAVINE ASSOCIATED WITH STORMWATER DISCHARGE OUTFALLS ARE REMEDIED.

2. **ERADICATE THE UNUSUAL NON-NATIVE INVASIVE SPECIES THAT HAVE COLONIZED THE UPPER WET MEADOW (CHARACTERIZED BY MR. LORD AT THE FEB. 6 MEETING AS “UNIDENTIFIABLE”) AT THE TIME WORK BEGINS ON THE “WETLANDS CREATION PROJECT”.**
3. **ERADICATE ANY REMAINING MULTI-FLORA ROSE PLANTS (AND OTHER INVASIVE PLANT SPECIES) CURRENTLY GROWING IN THE WET MEADOW AND ADJACENT AREAS AT THE TIME WORK BEGINS ON THE “WETLANDS CREATION PROJECT”.**
4. **ERADICATE THE PHRAGMITES COLONY THAT OCCURS IN WETLANDS AT THE REAR OF SOUTHERN POND AND RESTORE WITH NATIVE PLANTINGS TO BE COMPLETED BEFORE THE POND IS DREDGED.**

MR. MURPHY: **SECOND**

VOTE: **UNANIMOUS**

#A13-2.1 / 205 NORTH ELM STREET – Choate Rosemary Hall Foundations, Inc. – (demolition, building)

Presenting the application was David Terrell, Choate Rosemary Hall, and Mike Bartos, P.E. LandTech Consultants, Inc.

Mr. Terrell discussed the proposed “New St. John Hall” math and science building. The building will be constructed so it will not interfere with the manmade pond and the several large trees in the area. Choate has learned a lot from previous projects regarding erosion controls and they will be using their past experience to help them on this site. There will be no direct impact to the wetlands. Building access will be from North Elm Street.

Mike Bartos, P.E. LandTech Consultants, Inc., reviewed the plan. They will be capturing virtually all of the impervious surface flow and routing it through a network of pipes to four infiltration areas. Overflow from those infiltration areas is directed to the pond. The erosion plan will include the installation of silt fence and straw bales. The portion of the building that will have a basement will be used as a temporary pond that will be pumped out during the excavation phase. They will be using flocculent logs to filter out the sediment before the flow reaches the outlet that will be riprap-lined. Once that basement area is complete and backfilled, they will resort back to standard erosion control measures. The area between the building and the sediment barriers will be covered with erosion control blankets and they will use flocculants in that area as well. Once the area is stabilized everything would be removed. Mr. Bartos has submitted a disaster plan for large storm events as recommended by the Environmental Planner along with a protection plan for the large trees. Alternate plans were also included in the submission of this application.

Mr. Bartos indicated that thirteen borings were done on this site. He pointed out that there is a minor error on the planting plan and a revised plan will be submitted.

Ms. O'Hare reviewed the Environmental Planner's Report dated February 28, 2013.

MS. DEUTSCH: **MOTION THAT APPLICATION #A13-2.1 / 205 NORTH ELM STREET
BE DEEMED NOT A SIGNIFICANT IMPACT ACTIVITY.**

MR. MURPHY: **SECOND**

VOTE: **UNANIMOUS**

MS. DEUTSCH: **MOTION THAT APPLICATION #A13-2.1 / 205 NORTH ELM STREET
BE APPROVED WITH THE FOLLOWING CONDITIONS OF
APPROVAL:**

1. PRE-CONSTRUCTION CONFERENCE IS HELD WITH ENVIRONMENTAL PLANNER INCLUDING PERMITTEE, PROJECT ENGINEER, PROJECT OVERSEER, AND SITE CONTRACTOR.
2. EROSION CONTROL MEASURES ARE IN PLACE AND MEET THE APPROVAL OF THE ENVIRONMENTAL PLANNER PRIOR TO ANY FURTHER WORK BEING CONDUCTED ONSITE.
3. A REVISED PLANTING PLAN TO BE SUBMITTED TO THE ENVIRONMENTAL PLANNER.

MR. MURPHY: **SECOND**

VOTE: **UNANIMOUS**

NEW BUSINESS:

#A04-4.1B / 1365 DURHAM ROAD – (request – permit extension)

Ms. O'Hare indicated that the original permit was granted in 2004. The shared driveway crossing has been constructed so the permit has commenced but the rest of the lot has not been developed. In 2009 the Applicant came before the Commission and got a two-year extension. That extension has expired and he is asking for another extension. If the Commission approves, it can grant a three-year extension.

Commissioner Heilman questioned if the Commission could legally extend a permit that has already expired.

Ms. O'Hare stated that if the extension were not granted she believes the owner would be back in to reapply because he intends on selling the property.

Chairman Vitali directed Ms. O'Hare to get an opinion from the Law Department before the Commission acts on this extension.

RECEIPT OF NEW APPLICATIONS:

None.

REPORTS & COMMUNICATIONS:

1. Staff report, dated Feb. 28

Received by the Commission.

2. DEEP Permit for the Use of Pesticides in State Waters – Fieldstone Farms pond – submitted 2/26/13

3. Stormwater management maintenance – report

4. CACIWC, “The Habitat”, Winter 2012

VIOLATIONS:

ADJOURNMENT:

Commissioner Deutsch made a motion to adjourn. The motion was seconded by Commissioner Murphy and passed. The meeting adjourned at approximately 7:40 p.m.

Respectfully submitted,
Sonja Vining
Recording Secretary
Town of Wallingford
Inland Wetlands and Watercourses Commission