

**TOWN OF SOMERS
CONSERVATION COMMISSION
P.O. BOX 308
SOMERS, CT 06071**

**CONSERVATION MINUTES
REGULAR MEETING
WEDNESDAY, September 3, 2008
TOWN HALL – 7:00 P.M.**

I. CALL TO ORDER

Joan Formeister called the regular meeting to order at 7:02 p.m. Members Henry Broer, Joan Formeister, Dan Fraro, Todd Whitford, and Alternate Lise Wood (seated for Karl Walton) were present and constituted a quorum. Erosion Control/Wetland Enforcement Officer, David Askew, was also present.

II. OLD BUSINESS

a. DISCUSSION/POSSIBLE DECISION: WETLANDS APPLICATION #596: WETLAND & POND RESTORATION & MAINTENANCE OF EXISTING (UNAUTHORIZED) POND, 238 GEORGE WOOD ROAD, CAMEROTA

Wes Wentworth of Wentworth Civil Engineers spoke on behalf of the applicant, Frank Camerota. Mr. Wentworth presented a Wetlands Stabilization Plan which addresses concerns expressed at the previous meeting regarding hydrological impacts to the wetland from dredge spoils deposited within the wetland during pond dredging. The plan includes limited removal of dredge spoils to allow the flow of water from the east side of the wetland to the brook. Mr. Askew stated that the plan addresses impacts affecting larger scale wetland hydrology, but noted that a significant area of spoils are left within the wetland. Based on the most recent inspection, these areas appear to be re-vegetating with wetland plants. Mr. Askew acknowledged that removal of some of the spoils, especially from the east side of the pond, would require additional disturbance of the stream and wetland.

A motion was made by Lise Wood, seconded by Dan Fraro and unanimously voted to approve Frank Camerota's Wetlands Application #596 for wetland and pond restoration and maintenance of an existing (unauthorized) pond at 238 George Wood Road with the conditions that the plan be implemented by November 1, 2008, and the wetland boundary is permanently delineated with markers provided by the town.

Mr. Wentworth asked what action the town would take should weather prevent the plan from being implemented by November 1, 2008. The Commission agreed that should weather conditions or unanticipated issues cause delays, Mr. Camerota may apply for an extension.

b. DISCUSSION/POSSIBLE DECISION: WETLANDS APPLICATION #597: DRIVEWAY CROSSING WETLAND, 75 FRANKLIN WOODS DRIVE, PATSUN

There were no changes in the original plan presented on August 6, 2008.

A motion was made by Dan Fraro, seconded by Todd Whitford and unanimously voted to approve Jim Patsun's Wetlands Application #597 for a driveway crossing a wetland at 75 Franklin Woods Drive as presented at the August 6, 2008 Conservation Commission meeting with the condition that the wetland be permanently delineated with posts and town-provided markers.

c. OTHER – There was no other Old Business.

III. NEW BUSINESS

a. WETLANDS APPLICATION #600: CONSTRUCTION OF MINIATURE GOLF COURSE, PARKING & DRAINAGE IN UPLAND REVIEW AREA & WETLAND, 349 MAIN STREET, DRIVING RANGE 349 MAIN STREET LLC

Tim Coon, J.R. Russo & Associates, provided the Commission with the applicant's (Driving Range 349 Main Street, LLC) proposal to construct an 18-hole miniature golf course adjacent to the driving range now on the property, and to expand the parking area to a total of 82 parking spaces to accommodate additional parking for the proposed miniature golf course and for a future food service endeavor. Zoning requirements determined the minimum number of parking spaces required based on the number of holes and tee-boxes, number of employees, and the future food service. Mr. Coon stated that the applicant would prefer to defer adding 30 parking spaces for a year and add them later if the need becomes apparent. All of the proposed wetland filling (less than 5,000 square feet) is associated with expansion of the parking area.

Mr. Fraro asked if using a less porous material for the parking area could be considered. It was determined that using asphalt is a better choice because it allows for the capture of all drainage and subsequent treatment of the runoff before it is discharged. The water will be treated by a "treatment train" consisting of an in-line sediment chamber and vegetated swale.

Mr. Coon outlined the boundaries of the 18.7-acre property and submitted photographs. He also described the proposed wetland mitigation plan consisting of removal of an existing culvert within an intermittent stream and regrading within the floodplain to provide a compensatory flood storage area.

Mr. Askew recommended that the mitigation area be vegetated with a wetland meadow mix. A revised map will be presented at the October 1, 2008 Conservation Committee Meeting, however, Mr. Coon's attendance is not required. There is no need to delineate the wetland area with permanent markers.

A motion was made by Todd Whitford, seconded by Lise Wood and unanimously voted that the Conservation Commission recommend deferment of the thirty parking spaces closest to and within wetlands until a need to construct them in the future is presented. This recommendation will be presented to, but not limited to, the Planning and Zoning Commissions.

b. WETLANDS APPLICATION #601: FILL IN WETLANDS & UPLAND REVIEW AREA FOR SINGLE LOT, HOUSE, DRIVEWAY & SEPTIC SYSTEM, 19 MANSE HILL ROAD, MCCULLOUGH

Mr. Mocko, speaking for the applicant (McCullough), stated that there is an error in the wording of the meeting agenda. The new wetlands application does not include any fill in wetlands. The previous wetland application was denied based on the Commission's belief that alternatives existed that could eliminate the proposed filling of wetlands.

Mr. Mocko explained that the project has been revised to see what could be done to eliminate the fill in the wetlands. The proposed house is now longer and narrower and the garage has been moved to the other side of the house with a full walkout from the basement. These revisions eliminate any fill in the wetland. The septic system is in the same location but is 12 feet shorter and was approved by Mr. Jacobs. The enhanced buffer zone has been kept in the project. A lawn will be planted up to the wetland line and native shrubs will be planted along the boundary within 10 feet of the wetland. The "junk" fill will be dug out to construct the septic system.

Mr. Askew noted that the \$180.00 application fee has not been paid to date. No other issues were identified.

Todd Whitford recused himself from the rest of the meeting.

c. WETLANDS APPLICATION #602: GARAGE IN UPLAND REVIEW AREA, 95 SKYRIDGE DRIVE, WHITFORD

Todd Whitford, representing himself, presented a drawing for a two-car garage he would like to add to his property and is requesting a variance from the Zoning Board of Appeals. Mr. Whitford explained that the Zoning Board of Appeals rejected the initial plan because of potential drainage issues and concern that the structure would be built too close to the stream on the property.

Mr. Whitford demonstrated with his drawing that there would be no impact to the stream before or after construction. Mr. Askew provided the Commission with a report summarizing a recent site inspection.

Mr. Whitford will present his proposal to the Zoning Board of Appeals.

d. OTHER – There was no other New Business.

IV. AUDIENCE PARTICIPATION – There was none.

V. DISCUSSION: PLAN OF CONSERVATION & Development – There was none.

VI. STAFF/COMMISSION REPORT

A motion was made by Lise Wood; seconded by Dan Fraro and unanimously voted to accept Mr. Askew's Staff report dated September 2008 as presented.

VII. CORRESPONDENCE AND BILLS – There were none.

VIII. MINUTES APPROVAL: July 23, 2008 and August 6, 2008

A motion was made by Lise Wood; seconded by Dan. Fraro and unanimously voted to approve the July 23, 2008 Special Meeting minutes as presented.

A motion was made by Lise Wood; seconded by Dan. Fraro and unanimously voted to approve the August 6, 2008 Meeting minutes as corrected as follows:

- “Mr. Mock” was corrected to **Mr. Mocko** on page 2, second paragraph.
- “Mr. Mock” was corrected to **Mr. Mocko** on page 2, III. New Business, fourth paragraph.
- “April 2, 2008” was corrected to **August 6, 2008** under IX. Adjournment.

IX. ADJOURNMENT

A motion was made by Ms. Wood; seconded by Mr. Fraro, and unanimously voted to adjourn the September 3, 2008 Conservation Commission meeting at 8:20 p.m.

Respectfully submitted,

Joan Jaquith
Recording Secretary

Candace Aleks
Commission Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING