

**TOWN OF SOMERS
CONSERVATION COMMISSION
600 Main Street
P. O. Box 308
Somers, CT 06071**

**CONSERVATION MINUTES
REGULAR MEETING
Wednesday, March 4, 2009
7:00 p.m. Town Hall
AGENDA**

I. CALL TO ORDER:

Vice-Chairman Karl Walton called the meeting to order at 7:02 p.m. Members Karl Walton, Dan Fraro, Candace Aleks, Henry Broer, Chairman Joan Formeister (7:05) and Alternate Lise Wood (seated for Todd Whitford) were present and constituted a quorum. Erosion Control/Wetland Agent David Askew was also present.

II. OLD BUSINESS:

a. Discussion/Possible Decision: Wetlands Application #608, Installation Of Curtain Drains in Upland Review Area, 145 Highland View Drive, MacCormack

Neither the applicant nor his representative was present during the initial discussion. David Askew explained that the application was only for the installation of curtain drains to attempt to lower the water table for septic system construction. The plans show future locations for houses, driveways, and septic systems. The subdivision and house locations are not currently being considered for review.

When the surrounding parcel was originally subdivided, this parcel was a single lot. The large lot size (over 6 acres) was required, in part, to accommodate a large area required for the septic system because of a high water table. The proposed curtain drains are on the west side of the lot. This is an attempt to lower the groundwater table so that two additional lots can be proposed with septic systems. The wetlands have been re-flagged. This proposal will require approval from the Sanitarian as well as approval from the Planning Commission for the subdivision.

A motion was made by Karl Walton, seconded by Candace Aleks and unanimously voted to approve the installation of curtain drains in the upland review area with the stipulation that a monitoring well is installed at the edge of the flagged wetland in order to verify that the water table within the wetland is not being lowered. Monitoring reports will also be required monthly.

Christopher Stinson, representing the landowner, arrived at 7:30 p.m. David Askew explained the restrictions on the approval of the curtain drains as listed in the above motion. Mr. Stinson had no objection to these requirements.

b. Other – There was no other Old Business.

III. NEW BUSINESS:

a. Other – There was no other New Business.

IV. AUDIENCE PARTICIPATION: There was none.

V. DISCUSSION: PLAN OF CONSERVATION & DEVELOPMENT:

Karl Walton said that there will be a public hearing on March 19, 2009 (date to be verified) to review proposed revisions to the subdivision regulations to allow open space subdivisions and also to allow the town to take 20% of the land as open space in a conventional subdivision. Payment in lieu of land will still remain at 10%. With open space subdivisions, the lot size would drop from 40,000 square feet to 30,000 square feet and the site frontage would drop from 175' to 125'. The open space portion of the property would need to be protected so that it is never built on. Open space subdivisions would still need to meet the criteria for septic systems and potable water supply.

Karl Walton stated that the POCD has a listing of every available piece of property that could be considered for development. Further information can be obtained on the website.

VI. STAFF/COMMISSION REPORT:

David Askew passed out copies of his Wetland Agent's Report and discussed the contents with the Commission. A motion was made by Lise Wood, seconded by Karl Walton and unanimously voted to approve the report, as presented.

VII. CORRESPONDENCE AND BILLS:

David Askew provided a brochure describing the municipal wetlands training offered by the DEP. He has one free admission and will attend himself if agreeable to the Commission. The Commission was agreeable to his attending this seminar.

David received notification from the Connecticut Water Company that they are putting in a water main in the area of 230 Field Road in Somers.

There was one bill from the Journal Inquirer for \$94.94. A motion was made by Dan Fraro, seconded by Joan Formeister and unanimously voted to approve payment of this bill.

VIII. MINUTES APPROVAL: January 7, 2009

A motion was made by Karl Walton, seconded by Joan Formeister and unanimously voted to approve the 1/7/09 minutes as written.

IX. ADJOURNMENT:

A motion was made by Karl Walton, seconded by Lise Wood and unanimously voted to adjourn the March 4, 2009 Conservation Commission meeting at 8:05 p.m.

Respectfully submitted,

Candace Aleks, Secretary

Connie Carenzo, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.