

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

**CONSERVATION COMMISSION MINUTES
REGULAR MEETING
NOVEMBER 3, 2010
TOWN HALL – 7:00 pm**

I. CALL TO ORDER:

Chairman Todd Whitford called the regular meeting of the Conservation Commission to order at 7:02 pm. Members present included: Joan Formeister, Candace Aleks, and Karl Walton. Alternate member Lise Woods was seated for Henry Broer. Also present: Joanna Winkler, Wetland Agent.

II. OLD BUSINESS:

a. Discussion/Decision, Application #632: Expand parking lot in upland review area. 138 Main Street, Michael Redmond.

Joanna Winkler pointed out on the site plan a graveled parking area behind Mr. Redmond's business. It is this area that he is proposing to pave. She added that Mr. Askew had viewed the site found adequate distance between the parking area and the wetlands. The area is maintained as grass and should be able to accept runoff without eroding. The area is also flat, so some stormwater filtering and infiltration should occur. Mr. Whitford asked about drainage patterns on the lot. Mr. Walton stated the site is flat, with little or no slope, and there is no plan to change the grading.

A motion was made by Joan Formeister to approve the Wetland Application #632 – expansion of parking lot in upland review area; seconded by Karl Walton.

Mr. Whitford pointed out to members that Mr. Askew had previously stated that he had no problem with this application, as long as existing drainage patterns are maintained. Mr. Whitford suggested the motion include this condition.

Ms. Woods seconded the amended motion. A unanimous vote followed.

b. Discussion/Decision, Application #633: Construct in-ground swimming pool in upland review area. 7 Mason Lane, Michael Hevey.

Ms. Winkler opened by stating that she and Mr. Askew had viewed the site and found the construction almost completed. They also determined the pool to be closer to the wetland than originally proposed. A silt fence is in place, a buffer area will be maintained, and they expect no additional ground disturbance. Mr. Walton expressed his disappointment in seeing the work done without approval.

A motion was made by Karl Walton to approve the Wetland Application #633 – construct in-ground swimming pool; seconded by Lise Woods, then unanimously voted as approved.

III. NEW BUSINESS:

a. Wetland Application #634: Fill in wetland for driveway crossing to new single family residence. Mark Damon and Peter Sonski. 28 Goodwin Drive.

David Palmberg addressed members as the Applicant's representative. He explained that they are discussing 2 parcels, #1 a 19 acre building lot, and #2 a 1 acre hayfield/pasture. They are proposing combining the parcels and creating a driveway to serve both lots, which would cross the wetland. He stated that approximately 4,800 square feet of wetlands would be impacted, primarily due to the slope of the fill, within the pasture area. He told members the 2 parcels are mostly wooded, and any tree clearing would be minimal.

Mr. Walton asked the length of the driveway and questioned whether the new driveway would have appropriate turn-outs and clearance for fire engines. Mr. Palmberg stated the driveway would be 850 feet, and they would have no problem responding to any needs/specifications from the Fire Department.

Mr. Palmberg said the new residence will have both private well and septic system. He stated that silt fencing will be used for erosion control, and the drainage right of way will not be disturbed. He finished by stating they will be submitting an application to the Planning Commission for the Lot line reconfiguration.

b. **Wetland Application #635: Construction of Stormwater Retention Basin and Drainage in Upland Review Area. Jason and Amy Avery. 225 Field Road, and Wetland Application #636: Stormwater Drainage into Upland Review Area. Robert Smyth. 251 Field Road.**

Ms. Winkler explained that applications #635 and #636 on the agenda are in reference to one regulated activity being proposed to manage stormwater on two adjacent properties, and that application #636 is for drainage onto the adjacent property referenced in application #635. Mr. Whitford suggested dealing with them simultaneously. Members agreed. George Schober addressed the members as attorney for both Mr. and Mrs. Avery and Mr. Smyth. He stated that their application is in preparation for an Affordable Housing Development. He said that the retention basin is to be situated in the northeastern corner of the property at 225 Field Road, 50 feet from the wetlands, and within the upland review area. Mr. Schober said that housing construction would be outside of the upland review area.

Mr. Whitford asked about the capacity of the retention basin. Mr. Schober responded that to his knowledge, the basin would provide for at least a 100-year storm.

Ms. Formeister asked about size of each lot, and the number of units. Mr. Schober responded that the Avery's property is 3.73 acres, and 10 buildings, 20 units are proposed while the Smyth property is 3.47 acres with the same 10 buildings, 20 units proposed.

A brief discussion of Affordable Housing followed. Ms. Formeister asked if the units would be low income housing. Mr. Schober said no, not low income but Affordable Housing. Ms. Aleks asked what the difference was.

Mr. Schober explained that 30% of the units' homeowners must fall within certain income levels and that deed restrictions would be in place. He added that the development will be condos, and whereas the units will be identical from the exterior, interiors can be upgraded. Mr. Schober said both owners feel there is a need in town for affordable housing. He added he is in the process of drafting a Text Amendment to the Town of Somers' Zoning regulations.

Mr. Whitford asked members for any additional questions regarding the retention basin. Mr. Walton stated he would like to hear from the Town Engineer regarding it.

IV. AUDIENCE PARTICIPATION:

None

V. STAFF/COMMISSION REPORT:

Ms. Winkler distributed draft copies of the Conservation Commission's 2009-2010 Annual Report to be included in the Town Annual Report, for members' review. A minor correction was made to the language regarding the Commission's meeting schedule; "...except August..." is to be removed.

A motion was made by Karl Walton to approve the Conservation Commission's 2009-2010 Annual report as amended; seconded by Lise Woods. A unanimous vote followed.

Ms. Winkler then distributed copies of Mr. Askew's Wetland Agent's November 2010 Report.

A motion was made by Karl Walton to accept Wetland Agent's October 2010 report; seconded by Lise Woods. A unanimous vote followed.

VI. CORRESPONDENCE AND BILLS:

Ms. Winkler distributed copies of the November newsletter, The Habitat.

VII. MINUTES APPROVAL: 10/6/2010

Mr. Whitford asked the members for comments or corrections on the 10/6/2010 Minutes. None were brought forth.

A motion was made by Karl Walton to approve the 10/6/2010 Minutes as written; seconded by Lise Woods, and then unanimously voted as approved by the members.

VIII. ADJOURNMENT:

A motion to adjourn was made by Karl Walton; seconded by Lise Woods, and unanimously approved to adjourn the November 3, 2010 Regular meeting of the Conservation Commission at 7:50 pm.

Respectfully submitted,

Candace Aleks, Secretary

Kimberly E. Dombek, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.