

TOWN OF SOMERS
Conservation Commission
600 Main Street, P.O. Box 308
REGULAR MEETING
Wednesday January 7, 2015
Minutes

- I. **PRESENT:** *Chairman*, Joan Formeister,, Henry Broer (*Secretary*), Greg Genlot (*Planning Representative*), Dan Fraro, Todd Whitford (7:04). **ABSENT:** Mr. Karl Walton (*Zoning Representative*), Lise Wood, Candace Aleks

David Askew-*Wetlands Agent*

- II. *Chairman* Formeister called the meeting to order at 7:00 P.M.

- III. Old Business:

1. **Discussion/Decision Application #680.** 106 Turnpike Road. One-lot subdivision. House, drive, and septic within upland review area. Applicant Frank Palmer, Estate of Jane Palmer.

Mike Mocko represented the landowner. Mr. Askew commented that there were no significant issues identified at the December meeting regarding wetlands or watercourses. All activity is within the upland review area. Mr. Askew also commented that erosion controls will be required during construction of the driveway, house, and septic. A more detailed erosion control plan will be submitted when the building permit is reviewed. No impacts to wetlands or watercourses are expected.

Motion to approve (no conditions): Fraro. Second: Broer. Motion carries unanimously.

2. **Application #681.** 88 King Road/Bradley Road. Six-lot subdivision. Applicant: Brian Gallant.

Mr. Mocko gave a summary of the revised subdivision layout, which has been reduced from seven to six lots. The six lot configuration allows for a greater separating distance between activities and the wetland, particularly along Bradley Road. As with the former layout, there will be no subdivision road, and individual driveways will be constructed for each lot. Approximately 800 square feet of wetland will be altered associated with the driveway on Lot 2. Mr. Mocko pointed out that all of the wetland is within the existing corn field, and that none of the wetland to be altered is vegetated. Clearing limits have been shown on the plan.

Mr. Fraro asked if the water table in the area was high and how it might affect construction. Mr. Mocko responded that some of the house would be elevated to allow for properly functioning footing drains.

Mr. Askew described the results of a site walk, including the possible existence of a second vernal pool connected by an old ditch to the (previously identified) pool. Mr. Askew commented that the six-lot layout significantly reduces the risk of indirect impacts to the wetland and will allow future homeowners to add typical appurtenant structures without the need to alter wetlands. He also commented that the subdivision as proposed was most likely the best alternative in terms of avoiding wetlands.

Mr. Askew, Mr. Mocko, and the Commission discussed possible conditions of approval, including a conservation easement to further protect the large, intact wooded wetland. Mr. Askew commented that an easement would prevent “exempt” activities by future owners, such a clearing for horse pasture. Mr.

Mocko stated that applicant is not opposed to an easement and that he would work with the Wetland Agent to develop the easement boundary and language. Mr. Askew suggested that the Commission (informally) review the resulting boundary and language once it is developed. Mrs. Formeister recommended that the wetland boundaries be identified by monument in the field to make homeowners aware of the boundaries. Mr. Askew also recommended mapping of the high water line of the two potential vernal pools on the final record plan of the subdivision.

Fraro made a motion to approve with three conditions, including: that a conservation easement be developed that includes most of the wetland, including the two potential vernal pools, with language agreed upon by the applicant and wetland agent; that the wetland boundaries are marked in the field by monument to include significant turning points and other identifiable features of the boundary; and that the regular high water line of the potential vernal pools be shown on the final plan. Second: Genlot. Motion approved unanimously.

IV. New Business:

1. Jurisdictional determination: Footbridge crossing of Wetland at Camp Ayo Po.

Mr. Askew reviewed the proposal by the Northern Connecticut Land Trust and the Town of Somers Trail Committee to construct a footbridge across a stream and associated wetland along Stafford Road. Mr. Askew noted that the town's regulations include two possible "exemptions" for "non-regulated uses" including "outdoor recreation", and "conservation" of various natural resources. He read each exemption. Whitford commented that the provision allowing outdoor recreation seemed more appropriate for the proposed project. Motion to approve as a "non-regulated use" Whitford. Second: Genlot. Motion carried unanimously.

V. STAFF REPORT:

Mr. Askew presented the Wetland Agents Report: Motion to approve: Broer. Second Aleks. Motion Carries

VI. MINUTES APPROVAL:

December 3, 2014. Formeister corrected Karl Walton's name. Motion Henry Broer. Second Whitford. Motion carried.

VII. CORRESPONDENCE and BILLS

CACIWC bill for membership presented. Motion to approve for annual membership: Whitford. Second: Henry. Motion Carried.

VIII. MINUTES APPROVAL

Motion to approve: Fraro. Second: Genlot. Motion approved.

IX. ADJOURNMENT

Motion to Adjourn Genlot. Second: Broer and 2nd was Ms. Aleks. Motion approved: 7:50 P.M.