

TOLLAND INLAND WETLANDS COMMISSION

Thursday, December 1, 2011

7:00 p.m.

Community Room

Hicks Memorial Municipal Center

21 Tolland Green

Members Present: Lee Lafountain, Chairman
Beth Banning, Regular
Joe Bushey, Regular
Patti Hollay, Alternate

Absent Members: Archie Tanner, Vice Chairman
Brendan Marinan, Alternate

Others Present: Steve Lowrey, Wetlands Agent
Mark Peterson, Engineer
John Ianni, Soil Scientist
Tom Walker, Skip Septic representative for IWC 565

REGULAR MEETING

1. Call to Order at 7:13pm. Seat Hollay for vacancy.
2. Accept Minutes of the October 20, 2011 meeting.

Banning/Bushey: motion to accept the minutes of October 20, 2011 as presented.

Unanimously approved.

3. Public Comments: none

Bushey/Banning: motion to reorder the agenda to move New Business to next agenda item

Unanimously approved.

NEW BUSINESS:

Informal discussion of multi-family proposal on Gottier property Merrow Rd. & Anthony Rd.: Mark Peterson, Art Gottier & John Ianni

Peterson said the Gottier Family owns some property near Headliners and Twin Ponds on Rt 195. Peterson said they want to rework an old subdivision plan and add a few commercial building lots and an 88 unit multi-family development.

Peterson reviewed the plans and the map. Peterson identified the wetlands on the site as well as the regulated areas. Peterson said the drainage is from the east to the west and then off to the south. Peterson identified how the water currently flows and where the basins would be located. Peterson said test pits have been dug and that ground water is at 2 feet. Peterson said roof water would be infiltrated using infiltrator chambers. Bushey asked if it would be like a rain garden. Peterson said essentially that it would be. Peterson said he is trying to increase sheet flow and infiltration.

Lowrey asked about the permeability of soils. Peterson & Ianni said that the permeability was decent, but not deep. Bushey asked what the basin would be planted with. Peterson said the decision has not been made but that he would consult Ianni and the landscape architect prior to making a decision. Lowrey asked if pervious pavement would be used. Peterson said he did consider it but because of the groundwater level it would not work on this project

Peterson said that they did not suspect that there would be a lot of school age children living in the development. Peterson said the apartments would all be 2 bedroom units.

Peterson identified the area of wetlands impact. Peterson said it was a man made ditch.

Ianni described the wetlands on the site. He said the system is completely flat. Ianni identified an area developing as an intermittent watercourse but is more like a recharge area. Ianni said the water just sits there and infiltrates. Ianni also described some wetlands surrounding the property. Ianni identified an area that is a small man made ditch. Ianni said it is a red maple system that usually has standing water. Ianni said the wetlands are typical for the area. Ianni said he and Peterson considered lower impact construction techniques.

Lafountain asked about removing the trees and what would happen to the water table. Ianni said he did not consider there would be a great deal of change.

Peterson reviewed the location of a walking path. Peterson identified the locations of wetlands crossing that will need to be designed. Commissioners discussed that the walking trail might be extended to Birch Grove School and that the path might need to be paved.

Ianni reviewed sheet flows and open swales and that it would be a hybrid system and multiple components of the storm water management systems. Peterson reviewed the location of the infiltration basins. Lowrey asked about overflow systems for the infiltration systems. Ianni said there are systems.

Holley asked about the west side of the drainage system and the basin size. Peterson said both of the basins are designed for 100-yr storms and include forebay and riprap areas. Peterson said the roof leaders have clean water and will not be discharged into the detention basin. Lafountain said there should be some kind of riprap to decrease flows. Peterson reviewed that the slope of the basin outflow is about 5% for about 50 feet and then the slope increased down to the wetlands. Bushey asked for some calculations for the level of storm that will engage the 12-inch pipe. Bushey also requested more details for the walking path and the crossings. Bushey asked for details of the recreation and play area. Peterson said it would be a grassy area with benches.

Lafountain said there should be consideration of impervious surface. Ianni said that the roofs are not part of the impervious surfaces. Lafountain said there are small infiltrators all over the project. Bushey said the water will be directed and the amount of water will be concentrated.

Peterson said the property is 40 acres and the wetlands are about 10 acres. Peterson said the roads in the development are 2-lane traffic. Commissioners discussed making roads one way. Lowrey said it would be a safety hazard.

Peterson reviewed the locations of the curbs and that most of the project will encourage sheet flow. Holley asked if there would be road access around the basin for maintenance.

Lafountain requested an O&M maintenance plan and a construction plan for the project. Lafountain asked about whether all of the trees would be removed. Ianni said the trees would only be removed where there needs to be construction and the plan to keep the infiltration areas open. Lafountain asked for as much protection around the wetlands as possible.

IWC App #565 – Linda Neiderwerfer: 148 Tolland Stage Road, excavation in watercourse and wetland to remove a couple decades of stream channel sediment and road sand, to prevent flooding of access road to hay field.

Lowrey reviewed the plans and identified the areas of scour and the origin of the sediments that are entering the area. Lowrey reviewed the location of the nearby watercourses and the conditions of the site. Lowrey reviewed the location of a dyke, and catch basins and swales. Commissioners and Lowrey discussed that perhaps the work should be considered maintenance. Lowrey said they want to recreate a ditch so that water will flow into a pipe that is currently in place. Commissioners reviewed alternatives. Commissioners considered the question of whether the property owner could dig out a ditch on their property. Lowrey reviewed the location of the wetlands in the area. Bushey asked how the work would be done to minimize the impact to the wetlands. Commissioners and Walker discussed completing construction either in the winter when the ground is frozen or in the dry season. Commissioners also discussed increasing the height of the berm.

C commissioners reviewed alternatives. Lowrey suggested using a curtain drain and that it would not hurt to clean out the ditch. Commissioners reviewed that they thought cleaning out the berm would be reasonable but do not think it would make sense to increase the height of the berm.

Banning said she thought that the Agent and Walker should contact the Applicant and discuss the alternatives and let her know what the Commission would approve and see what she wants to do prior to acting on the application. Commissioners and Walker discussed it would be better to do the work in the summer when it is dry.

Bushey/Banning: motion to table until the next meeting

Unanimously approved.

Bushey/Hollay: motion to table old business

Unanimously approved.

OLD BUSINESS

1. Discussion about Town projects, general permits, etc.

Agenda item tabled.

2. Discussion about Tankerhoosen River Watershed Plan

Agenda item tabled.

RECEIPT OF APPLICATIONS: None

OTHER COMMISSION BUSINESS

1. Correspondence

a. Lowrey provided copies of The Habitat

2. Other Commission Business

a. Lowrey provided copies of the 2012 calendar.

b. Lowrey provided drafts of the drainage maintenance record and notes regarding erosion control measures for the Commissioners to review.

3. Adjourn

Banning/Bushey: motion to adjourn meeting

Meeting adjourned 8:59pm

Respectfully submitted,



June Kausch
Clerk, Inland Wetlands Commission