

**INLAND WETLANDS COMMISSION  
TOLLAND, CONNECTICUT**

**REGULAR MEETING MINUTES OF  
March 4, 2010**

**Members Present:**

Stan Tetrault, Secretary  
Joe Bushey, Regular  
Beth Banning, Regular  
Patti Hollay, Alternate

**Absent Members:**

Lee Lafountain, Chairman  
Archie Tanner, Vice Chairman

**Others Present:**

Steve Lowrey, Wetlands Agent  
Clem Langlois, Public Works Operations Manager  
Ken Peterson, engineer, Gartner and Peterson, IWC #553  
John Ianni, soil scientist, IWC #553

**REGULAR MEETING**

1. Tetrault is acting chair for the meeting  
Call to Order at 7:04pm. Seat Hollay for Tanner.

2. Approval of the Meeting Minutes

Acceptance of the February 18, 2010 meeting

Banning/Hollay: motion to accept the minutes of February 18, 2010 as presented.

Unanimously approved.

3. Public Comment: none

**NEW BUSINESS: None**

**1. Emergency Road Repair on Gehring Road**

Langlois said when one of the Town's plows drove over Gehring Road just north of Grant Hill Road the road collapsed. Langlois said the road is a main artery for the Town for both traffic and emergency vehicles and requires an emergency repair. Langlois said the Town hired an engineer to design an emergency repair plan. Langlois said the engineer specified for a 48" aluminum sleeve on one side and a smaller pipe on the other side. Langlois said the pipe would be smooth so there would be higher water flow rates. Lowrey said since there will be a smaller pipe on one side the smooth walls would be better. Langlois said the engineer proposes that a third pipe could be placed if water volumes require it. Langlois said the headwalls are safe and intact. Langlois said the fix would be a permanent. Langlois said the cost would be approximately \$75,000. Langlois said once the sleeves are in place they would be grouted. Lowrey asked if they would have to repair the downstream part of the headwall. Langlois said the pipe was supposed to last 100 years and it lasted 40. Langlois said the "grout" is a type of concrete that is pumped in and is environmentally friendly. Bushey asked if half of the road is blocked would emergency vehicles be able to get through during the construction. Langlois said the road will be wide enough for the plows and emergency vehicles.

Commissioners agreed that this is an emergency situation and not subject to the regular permitting process. Langlois said the road collapse occurred yesterday.

**2. 50 Virginia Lane**

Langlois said there is also a road deterioration problem near 50 Virginia Lane. Langlois said that right near the property there is an 8" culvert pipe that carries a lot of water which has become non-functional.

Langlois said during the last snow/rain event, the water flowed into the basement at 50 Virginia Lane causing 2.5 feet of water in the basement. Langlois said once the water leaves the basement it runs out of a window and has deteriorated a nearby road. Langlois said he has received an easement from an abutting homeowner to put a 24" culvert. Banning asked how long this has been a problem. Langlois said the homes were built in the 1950's and the problem most likely has been ongoing since. Langlois said the property owner will buy the materials and the Town would supply the labor. Hollay asked if applications are required. Lowrey said there should be an application and could be received tonight and discussed at the next meeting. Langlois said one of the problems is that this water is influencing the septic system of 50 Virginia Lane. Langlois said the discharging water does not go through anyone else's yard. Lowrey said that after the water runs under Virginia Lane it runs down a 50 foot wide strip that is maintained by the Town. Langlois said the new pipe would be dug next to the 8" pipe. Lowrey said if there was a defined channel it would be classified as a watercourse. Langlois said all of the roots of near by pine trees have grown in to the pipe and the culvert and pipe does not function any more and may be influencing the property owner's septic system.

Hollay expressed concern that this issue is not an emergency. Bushey agreed. Tetrault said it is the accumulative effect that makes this an emergency. Lowrey said this could be considered a receipt of application and that the matter could be discussed at the next meeting. Hollay asked when the work would be done, if it was approved. Langlois said he would start work as soon as possible. Bushey asked if it is the Town's responsibility to maintain the culvert. Lowrey and Langlois said yes. Bushey asked if there is a concern that the repair might impact near by property owners and whether they would need to be notified. Other property owners would need to be notified only if there was a public hearing; Commissioners agreed that this should be considered as a regular application.

Hollay asked if emergency work could be done to protect the road. Langlois said there was no way to protect the road without completing the discussed project, he is not planning to change anything just restore function to what is there. Banning said she would call the 50 Virginia Road project an emergency. Langlois said once the frost out of the soils the water will infiltrate into the septic system and then sanitation would need to be notified.

Commissioners agreed the Gehring Road project is an emergency and therefore an emergency application is approved for the work to be completed.

Banning and Tetrault agreed the 50 Virginia Lane project is an emergency. Bushey and Hollay said it is not an emergency because they do not think the problem is new and are concerned about down stream impacts. Tetrault called for a show of hands with regard to whether this should be considered an emergency repair: Tetrault and Banning were in favor, Hollay and Bushey were not. The tie means that the 50 Virginia Lane is not considered an emergency by the Commission and will require a regular application. All commissioners agreed that this discussion would be considered a receipt of application and will be placed on the agenda for the next meeting.

## **RECEIPT OF APPLICATIONS:**

**Received application IWC 554 for 50 Virginia Lane.**

## **OLD BUSINESS**

**IWC # 553 – William & Russell Welz: 144 Hunter Road, 4 lot subdivision with one driveway crossing of a watercourse and two footing drain discharges into the upland review area.**

Peterson reviewed the map. Peterson said the property owners would like to subdivide the property into a total of 4 lots, 3 of them being new lots, one has the existing house. Peterson said Ianni marked the wetlands on the site. Peterson said lot # 2 has a footing drain that would enter the regulated area. Peterson said lot #4 is a 7 acre lot and they propose a footing drain that would discharge into the regulated area. Peterson said they also propose a driveway crossing to access lot #4. Peterson said the crossing would consist of a 24" culvert pipe at the narrowest point possible of a seasonal watercourse. Peterson said the area of impact in the regulated area would be 18,000

sqft. Peterson said an alternative would be that the driveway could be relocated close to the southerly boundary with a curve crossing a wetland before joining Hunter Road, wetlands impact would be significantly less. The reason the driveway did not go straight through to Hunter Road is because of site lines: an embankment with large trees that impedes site lines. Peterson reviewed the P&Z regulations and said the preferred driveway would require a P&Z waiver because the lot had two frontages, and this drive way accessed the lot through an insufficient frontage. Peterson requested the Commission to approve both proposals so that he would not have to return to the IWC if the PZC did not grant the waiver. Peterson said that the second choice (southerly) reduces the length of the driveway by over 500 feet and also has a decreased wetlands impacts.

Tetrault asked if the site lines would be ok. Peterson said the site line is adequate because it does not all have to be on the property.

Ianni reviewed the wetlands system. Bakos Road is the headwaters of this wetlands system. Ianni reviewed the type of wetlands on the site. Ianni said it is a 3 out of 4 season wetlands that consists of mostly red maple and high bush blueberry plants. Ianni reviewed the location of a pond, wet meadow and a wetlands crossing that is present but does not impact the continuity of the wetlands system. Ianni said the wet meadow has been disturbed and identified a man made ditch location where Christmas trees had been planted. Ianni said the initial proposal (northerly) there are some grade issues from north to south and the driveway would have to be cut into the slope. Ianni said one of the wetlands has some slope and would require some cutting. Ianni said he prefers the second alternative (southerly) because there is decreased slope and less chance for erosion. Ianni encouraged the Commissioners to write a letter in support of the second alternative because of the decreased impact. Ianni said the second alternative would require less grading. Lowrey said the first alternative has 20% slopes that have increased risk for erosion. Ianni added that there is an isolated wetlands on lot #4 that had not been previously identified on the plans. This newly identified wetlands was located on the map and submitted plan. Ianni said the newly identified wetlands was isolated and should not impact the project.

Bushey asked what the flows in the wetlands area. Ianni said there was no flow today. Tetrault asked if there would be any filling required in the second alternative. Peterson said just in the area of the culvert that would be 15". Commissioners agreed that they would prefer the second alternative. Peterson requested the Commission approve the application with both alternatives so that he would not have to return to the IWC if the PZC did not grant the waiver.

Hollay asked if the lot #4 owner could further sub-divide the lot at a later time. Peterson said it would not be possible.

Commissioners discussed the motion and the wording of the conditions of a possible permit. Lowrey said that because there is going to be work done in the wetlands, the Agent could not do an Agent permit for any modifications. Banning asked Peterson to review the areas where cutting and filling would be needed. Peterson described the area. Commissioners discussed possible conditions. Commissioners reviewed the use of riprap and/or geotextile.

Commissioners requested that Peterson amend the application to include the alternative for lot #4's driveway placement. Peterson agreed. Commissions accepted the revision to the application

Banning/Bushey: Motion to approve IWC application #553 as follows:

1. The footing drain placement and discharge for lot #2 is approved without additional condition
2. The footing drain placement and discharge for lot #4 is approved without additional condition
3. The driveway for Lot# 4 driveway is approved with the following conditions:
  - a. The newly identified wetlands on lot #1 should be added to the map and the location submitted with the application.
  - b. The plan that includes the details for the wetlands crossing will be submitted to Agent for his review
  - c. The alternate plan for the lot# 4 driveway, as shown on map 10362 A1, is the preferred plan. This alternative plan is preferable to the Wetlands Commission for the following reasons:
    1. Decreased impact to the wetlands,
    2. Less potential for impact due to the slopes
    3. Minimal cut and fill
    4. Less disturbance to wetlands and forested area

5. The driveway would be shorter and therefore less impervious surface.

Unanimously approved.

**Discussion about implementing the Tankerhoosen River Watershed Management Plan in Tolland**

Hollay provided Commissioners with a list of who will be bringing what to the meeting. Lowrey said a blast e-mail was sent. Lowrey said Ann and Jane were invited and will be attending.

**Un-permitted activities in the regulated area at 398 Grant Hill Road.**

Ianni said that he visited Kaplan property and that most of the work that the Commission requested has been completed. Ianni said he has not seen any erosion in the back and is planning to seed the further back area as soon as possible. Lowrey asked Ianni if Kaplan notified the Corp of Engineers. Ianni said he did not know. Ianni said he had a talk with Kaplan about what needs to be permitted and who should be contacted.

**GENERAL BUSINESS**

1. Correspondence
  - a. Lowrey provided a letter from Linda Farmer regarding the Town's Development Office staff.
  - b. Lowrey provided applications for the Municipal Inland Wetland Commission Training Program
2. Other Commission Business
  - a. Commissioners agreed to meet after the open house to discuss the 50 Virginia Lane project.
3. Adjourn

Bushey/Banning: motion to adjourn.

Unanimously approved.

Meeting adjourned 8:45pm

Respectfully submitted,



June Kausch  
Clerk, Inland Wetlands Commission