

TOWN OF SOMERS
Conservation Commission
600 Main Street
P.O. Box 308
REGULAR MEETING
WEDNESDAY, July 5, 2017
7:00 PM TOWN HALL

MINUTES

I. CALL TO ORDER

Chairman Joan Formeister called the meeting to order at 7:00 p.m. Commission members in attendance were Chairperson Joan Formeister, Daniel Fraro, Greg Genlot, Henry Broer, Todd Whitford, and Alternate Lise Wood, seated for Candace Aleks. Joanna Shapiro, Wetland Agent, was in attendance.

II. OLD BUSINESS

1. **Discussion/Possible Decision: Application #711:** 952 Main Street. Septic system and additional grading in the upland review area, associated with conversion of a barn into a home. Kevin Riley.

Guy Hesketh of F.A. Hesketh & Associates, Inc. presented revised plans for grading in the upland review area, associated with a proposed septic system, barn conversion, and house addition. Mr. Hesketh explained that if the grading on the berm were to be approved, it would be completed in 150-foot segments so as not to disturb the entire area at once, each area completely graded and seeded before moving on to the next area, and that a 25' naturalized vegetated strip would be maintained on the regraded slope. Mr. Hesketh stated that the sandy soils on the upland portion of the site would likely not result in erosion and subsequent sedimentation into the wetland.

Wetland Agent Shapiro distributed her written comments regarding the proposed work, some of which had been addressed in the newly revised plan, yet many questions related to wetland protection remained. Wetland Agent Shapiro was interested in reviewing: a more detailed grading plan to avoid slough off of the sandy soils down the slope to the wetland during construction; investigation of the soils that would be encountered during excavation and whether those soils would infiltrate and not erode as asserted; determination of whether proposed grading changes will affect existing hydrology to the wetland and watercourse; calculation of the amount of material to be displaced from the site for a better understanding of the extent of the proposed activity and so that the soil stockpile may be sized appropriately; explanation of how/when the soil stockpile will be created, as grading is proposed in that area; and a plan to ensure stability of the vegetated slope adjacent to the wetland, including adequate protection of trees to be preserved to avoid massive slope failure.

The Commission asked the applicant about the removal of material from the site, and Mr. Hesketh responded that he had not calculated the exact amount, but explained it would far exceed the 1,000 cubic yard threshold that is allowed without a special

permit by the zoning commission. Kevin Riley, the property owner, explained that he is no longer planning on grading the portion of the site adjacent to the wetlands, including the berm, and is no longer proposing to excavate and remove material from the site as originally proposed. Mr. Riley is not currently interested in pursuing the special permit to remove that quantity of material from the site, and had already decided to scale back his plans significantly. Mr. Hesketh and Mr. Riley explained that approval of the septic system and limited associated grading in the upland review area is what they are hoping for at this time, and that they would return to this commission for an additional wetland permit if they decide to complete the additional grading in the future. Wetland Agent Shapiro explained that she did not have particular concerns regarding the minimal grading associated with the septic system, and that the sanitarian had already approved of the design. The Commission confirmed with the applicant that he is abandoning his grading plans as shown on GR-1 aside from the septic area and modifying his application accordingly. The Commission discussed options for approving only the septic portion of the plan in addition to the extent of grading already completed on the site to date.

Todd Whitford made a motion to approve wetland permit #711 as presented and explained by the applicant, limited to septic system installation and required grading for the septic system as shown on GR-1, with the condition that no additional grading be completed beyond existing conditions and within 60 feet of the wetland boundary, and that no excavation of the ridge is permitted. Dan Fraro seconded motion. Motion passed unanimously.

III. NEW BUSINESS - **NONE**

IV. AUDIENCE PARTICIPATION - **NONE**

V. STAFF REPORT

Ms. Shapiro distributed and discussed the Wetland Agent Report.

Lise Wood made a motion to accept the Wetland's Agent report, seconded by Henry Broer, and unanimously approved by the Commission.

VI. CORRESPONDENCE AND BILLS

Ms. Shapiro distributed mail from the CT Land Conservation Council and a packet regarding the proposed telecommunications tower at 248 Hall Hill Road, including a visual analysis and an update regarding the Siting Council application, as well as plans for an upcoming balloon float and public hearing.

VII. MINUTES APPROVAL: June 7, 2017

Lise Wood made the motion to accept the minutes of the June 7, 2017 meeting as written. Dan Fraro seconded, and unanimously approved by the Commission.

VIII. ADJOURNMENT

Greg Genlot made the motion to adjourn, Todd Whitford seconded, unanimously approved by the Commission. Meeting was adjourned at 8:05 P.M.