

Received For Record At Plainfield CT
On May 19, 2022 @ 3:40 pm
Attest: Neerme S. Talbot

Town Clerk

Inland Wetlands and Watercourse Commission
AMENDED Minutes
April 19, 2022

The Inland Wetlands Commission held a Public Hearing and a Regular Meeting on April 19, 2022, at 7:00 pm. at the Plainfield Town Hall.

Members present: Randy Stilwell, Ralph Wells, Ron Desjardins, Tom Sinkewicz, Seann Peterson and Leon Lefevre
Members absent: Joe Campbell
Staff present: Ryan Brais, WEO

Randy Stilwell, Chairman opened the Public Hearing at 7 pm.

PUBLIC HEARING

- A. **Z2022-2263 of Joshua Deloge** requesting permission to construct a gravel access road for hunting and wood-cutting on property located at 0 Starkweather Rd. Assessor's Map 24, Block 57, Lot 28.

Ryan Brais, WEO stated that the applicant has requested to delay the Public Hearing.

Seann Peterson motioned to continue Z2022-2263. Ralph Wells seconded. All in favor, motion carried.

REGULAR MEETING

Randy Stilwell called the meeting to order at 7:05 pm.

Review and act on the minutes of February 15, 2022.

Ralph Wells motioned to approve the minutes of February 15, 2022. Tom Sinkewicz seconded. Motion passed; Seann Peterson abstained.

Unfinished/Old Business

- A. **Z2022-2263 of Joshua Deloge** requesting permission to construct a gravel access road for hunting and wood-cutting on property located at 0 Starkweather Rd. Assessor's Map 24, Block 57, Lot 28.

Ralph Wells motioned to table Z2022-2263. Seann Peterson seconded. All in favor, motion carried.

- B. **Z2022-2268 – Continuation of Lee Parker** requesting approval to construct a single-family residence within an upland review area at property located on Jackson Rd., Assessor Map 7, Block 53A, Lot 40C.

Paul Archer, LLS represented Lee Parker and reviewed the plans for the previous approved subdivision of 1997. The wetland crossing has been installed and now the plans are to construct the house,

driveway, and septic system. He noted that 90 percent of the driveway is out of wetlands preview. Joe Theroux, Soil Scientist has redelineated the 100 ft. upland review and updated the soil testing.

Seann Peterson inquired about power trenches. Mr. Archer stated that they will be underground. He said the power comes from the existing house. Mr. Peterson suggested that it was excavating a wetland. Ralph Wells noted that it would be disturbing a wetland. Mr. Brais added that it would be run in the driveway. Mr. Archer said it would be above the pipe. Mr. Stilwell suggested modifying the plans and put in the driveway. Mr. Brais stated that it is not disturbing any wetlands soil.

Ralph Wells motioned to table Z2022-2268 and request revised plans showing excavation, trenching for power. Seann Peterson seconded. All in favor, motion carried.

- C. **Z2022-2282 – Continuation of United Ag and Turf Northeast** requesting permission to construct a 7,780-sf addition, pavement modifications, and drainage improvements totaling .80 AC upland disturbance on property located at 20 Excalibur Blvd. Assessors Map 17, Block I1, Lot I32.

Tim Coon, P.E. represented United Ag and Turf and reviewed the application for 6.68-acre site which abuts Wendy's and open space with Lathrop Brook. He noted the majority of the site is already excavated. Site has public water, sewer, and gas. He reviewed the drainage adding that there is no active wetland on the site. There will be a 7,780 sf. building addition with 2 phases. The landscape island will be removed, and a total added 3,000 sf. of impervious. Parking will remain. New infiltration basin will retrofit all existing catch basins. Erosion control measures will be implemented. Mr. Coon noted that all Town Engineer's comments have been addressed. One improvement is the berm will be increased from 4-8 ft. wide. He said he would be ok if with any condition required by Town Engineer.

Mr. Stilwell inquired about design specs for the additional impervious surface and what other issues did the engineer have. Mr. Coon stated that the drainage report was used to determine the water quality volume and has been approved by the Town Engineer. Mr. Brais noted that as a drainage perspective he is satisfied.

Mr. Coon said the silt fence is shown on the drainage report, which will be submitted. He said there is a maintenance plan. Mr. Brais noted that typically Planning and Zoning reviews it.

Tom Sinkewicz motioned to approve Z2022-2282. Ralph Wells seconded. All in favor, motion carried.

- D. **Z2022-2303 – of Scannell Properties #639, LLC (C/O Daniel Madrigal)** requesting permission to construct a 1,000,000-sf warehouse with 975 parking spaces, associated drives, parking areas, drainage, etc. on property located at 91-105, 107, 113 and 143-151 Plainfield Pike Road.

Evan Seeman, Robinson, and Cole represented Scannell Properties and gave an overview of the plans. He said the 137-acre site is 143-151 Plainfield Pike with an existing quarry operation and a commercial building. The zoning is mixed use, Industrial, Commercial and Residential, an ideal location. He stated the wetlands are on 2 edges of the property with 25 acres in the upland review area, 18 percent of the site. Mr. Seeman said 2.83 acres will be altered. He said there is a wetland mitigation plan, including

enhancement to wetland and upland review area. 2.5 acres of removal of invasive vegetation and replanting of native vegetation.

Matt Bruton, C.E. BL Engineering showed the excavation survey.

Dean Gustafson, Wetland Scientist showed the wetland areas primarily on the east side with swamp and Fry Brook. He noted an existing bridge crossing culvert under Plainfield Pike. They have identified 6 vernal pools; one is a farm pond. The common species are wood frog and spotted salamander.

Mr. Bruton said the project is a 1 million sf. warehouse with 975 parking spaces, majority in front. There will be 200 dock doors, 186 trailer storage spaces and access off Plainfield Pike. A DOT permit will be required and OSTA process as it is a major traffic generator. Mr. Bruton said there is no direct wetland impact. The stormwater management system will have catch basins with hydro separator and detention basins to provide a clean discharge. Erosion and sediment controls follow 2002 guidelines and will be in place until stabilized. It will include silt fence, silt sack and erosion control blankets throughout construction. Due to the size CT DEEP approval is required.

Dean Gustafson stated that the position of the building will avoid wetland impact. They have considered and proposed the most prudent and feasible alternative. A retaining wall will be used to avoid wetland and minimize impact to upland review area. They will have the highest level of mitigation in wetland 1 with removal of invasive shrubs. They will be replaced with select native trees and shrubs to enhance the habitat. Monitoring will be in place throughout construction. A wetland scientist will be assigned to periodically inspect the site to ensure stormwater management system and erosion control provide adequate protection.

Mr. Seeman stated the property is zoned industrial and the project will develop an underutilized site with minimal impact to upland review area and no wetland impact. Other alternatives have been considered.

Mr. Peterson asked if this is a significant impact. Mr. Brais advised that there is no impact to the wetlands therefore it is not a significant impact.

Mr. Stilwell asked if the enhancement will be done in the wetland. Mr. Gustafson stated that it will be done by hand and a low volume sprayer. Plantings will be select plants also in upland review area. No equipment will be used in these areas. Mr. Stilwell asked if that is considered a significant activity. Mr. Peterson requested a map with overlay.

Mr. Bruton showed the upland review area line, Phase 1 and 2 and the erosion control which surrounds the perimeter. Mr. Gustafson stated that the east side will be a cut, elevation will be lower than wetland.

Mr. Peterson inquired about the drop of the retaining wall. Mr. Bruton noted that it is approximately a 30 ft. drop. Mr. Gustafson reviewed the storm water drainage system. He said it will discharge to wetland areas through pipes. Both discharges are out of the upland review area. He said the stormwater system does not discharge directly into wetland.

Mr. Stilwell asked members if they had any issues with the handwork to enhance the wetland.

Mr. Gustafson said there is no stumping, no soil disturbance and hand planting will minimize disturbance. He added that it is an improvement to the resource.

Mr. Peterson inquired about herbicide. Mr. Gustafson said they will use herbicides that are allowed by DEEP in wetlands. Specified herbicides with a low sprayer or by hand.

Mr. Peterson asked about the commission's past stance. Mr. Brais stated that it does not happen often. He said it is a slash and cut and hand planting. He said historically the commission would only consider significant impact with soil disturbance.

Mr. Gustafson said there will be construction monitoring plan to measure the success of enhancement. The high quantity makes it easier to plant. There is a 3-year monitoring plan.

Mr. Stilwell inquired about vernal pool obligate. Mr. Gustafson replied, yes 2 components. Species observed were wood frog and spotted salamander.

Mr. Stilwell suggested a condition that they do not use any machinery. He noted that they are not filling or excavating wetlands.

Seann Peterson motioned to approve Z2022-2303 with the following conditions:

- The Town Engineer or Wetlands Agent may require additional erosion and sediment control measures based on site conditions. (i.e.: wood chip berms, hay bales, straw waddles, temporary sediment basins, etc.)
- All work related to the wetland enhancement be performed by hand.

Tom Sinkewicz seconded. All in favor, motion carried.

New Business

- A. **Keith Pasey** – requesting permission to construct a block retaining wall along the shore of Moosup Pond, 207 Pond Hill Road, Assessors Map1, Block 115, Block 0015.

Mr. Brais stated that the commission must determine if this is a significant impact. He noted that there will be 500 sf. of wetland disturbance.

Ralph Wells noted it is a significant wetland impact and motioned to schedule to Public Hearing. Seann Peterson seconded. All in favor, motion carried.

Mr. Brais noted the Public Hearing will be May 17, 2022.

Citizens Participation

None.

Correspondence

None.

Complaints

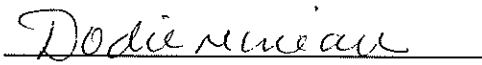
None.

Adjournment

Tom Sinkewicz motioned to adjourn the meeting at 8:15 pm. Seann Peterson seconded. All in favor, motion carried.

This is a summary of the meeting, and a recording is on file in the Town Clerk's Office.

Respectfully submitted,

A handwritten signature in cursive script, reading "Dodie Mineau", is written over a horizontal line.

Dodie Mineau
Recording Secretary