

## TOWN OF GRANBY

### INLAND WETLANDS AND WATERCOURSES COMMISSION MINUTES

January 9, 2013

**PRESENT:** Chairman David Tolli, Aurelle Locke, Deb Sheahan, Wayne Cahoon, Craig Perry, Richard Van Nostrand and David Askew.

Chairman Tolli called the meeting to order and confirmed a quorum at 7:06 p.m.

#### MINUTES

Under the heading Project Status in the December 20, 2012 minutes, second paragraph, it reads, 'Mr. Cahoon inquired about the level of water shown...' The record should reflect that it was Mr. Perry who inquired.

ON A MOTION by Mrs. Sheahan, seconded by Mr. Perry, the commission approves the minutes of the December 20, 2012 meeting as amended. (6-0-0)

#### PUBLIC HEARING

Hesketh Associates, 24 Mill Pond Drive, 30 apartments

Chairman Tolli began the hearing by reading the public notice announcing intent to build a 30 unit apartment complex, which appeared in the Hartford Courant on December 29, 2012 and on January 24, 2013.

Guy Hesketh, of F.A. Hesketh & Associates, Inc. presented a review of the project including responses to the requests of the commission. In doing so Mr. Hesketh distributed half sized plans to commission members which only include any changes made from the last presentation. These changes were prompted by the field walk, soil scientist recommendations and commission members' concerns.

The first change is reflected in sheet LS1 (land survey) and concerns the three proposed water quality basins. Mr. George Logan, soil scientist from REMA Ecological Services, recommends increasing to a 4-bay catch basin due to the sandy soils on the site. The basins are to be lined with an extra layer of soil media designed to withstand a one inch storm. Plantings to aid in preventing erosion are to be included as well.

A close up of the proposed water quality basin with cross section detail is shown on sheet LS4. Reflected on sheet GR1, the grading plan, the only change shown is a revision of the construction limits.

Supplemental notes were added to sheet EC1 (erosion control) concerning water basins #2 and #3 which are to include staked hay bales and erosion control blankets at the flared end of the basins.

On sheet EP3 (plan profile) is a depiction of the cul-de-sac extension. The plan is to tie in to the existing drain on the Horses and Hounds property. In review of the drain, some erosion was noted and stabilization of the existing drain is to be included in this project.

The Parameter Survey Sheet needs to be finished with legal review. The survey was reviewed in the field and received certification from the soil scientist that the wetlands are as depicted on the plans.

Mr. Cahoon referred to sheet EC1 and asked how long the hay bales will be in place. Mr. Hesketh responded that the bales would remain in place until vegetation is established. The bales are meant as a temporary measure.

Chairman Tolli also referred to sheet EC1 with a question on basin #1 and the junction box where the pipes enter. The Chairman asked if the water disperses out to the wetland. Mr. Hesketh explained that water would go into the storm drain and then tie in to the existing basin on Mill Pond Drive. A better view of this can be found on sheet PP1.

Mrs. Sheahan wanted to know what considerations for accommodating the wetland during construction would be. Mr. Hesketh explained that the ponds would be dug first and then the catch basins would be added. By the time construction reached the final stages the storm drainage systems would be stable and in working order.

Mr. Askew requests that a note be added that the pond includes allowances for sedimentation.

Mr. George Logan, soil scientist from REMA Ecological Services, presents his findings. His reports detailing his December 26, 2012 field walk to verify wetland delineation are distributed to commission members. In his review Mr. Logan found a handful of the old markings. On figure #3, the 2004 aerial photo shows wetland resources (A1 and A2). The wetland, A2, is mostly off site and is a swamp pond. In photo #3 some riprap is distinguishable and on picture #2 is seen wetland #2 which appears as an irrigation pond.

Mr. Logan reports that the delineation is substantially correct. Proposed basin #3 may need a field adjustment should the wetland boundary prove to be ten feet closer to planned activity. In reviewing the plans Mr. Logan noted that the soils are very porous. He recommends enlarging to the four bay basins to create a 'bath tub'. The goal is to keep water on site to leech out solubles rather than sending them directly to the basins. Use of the bio-retention media mix is to slow the water down to remove pollutants.

Mr. Perry asked about the construction phase. Mr. Logan reports that these plans should be done toward the end of the stabilization process.

Mr. Askew would like to make a requirement that the wetland scientist oversee the sedimentation controls throughout the project. He further comments that there are signs of scour from the Hunt Glen and Stop & Shop projects. He encourages the applicants to carefully run the calculations.

Mr. Perry comments that the project is well thought out and designed. He is comfortable with the plans.

The public is invited to comment. None were made.

ON A MOTION by Mr. Van Nostrand, seconded by Mrs. Locke, the commission closes the public hearing.

## **PERMIT APPLICATION**

Hesketh Associates, 24 Mill Pond Drive, 30 apartments

ON A MOTION by Mr. Van Nostrand, seconded by Mr. Cahoon, the commission unanimously accepts the application with the following conditions:

1. The outfall for basins #2 and #3 is to be relocated during construction to reflect the revision in the wetland boundary.
2. The certified wetland scientist is to oversee construction of catch basins #1, #2, and #3 and will submit a completion report to the commission.
3. A preconstruction meeting between the wetland agent and construction team is to take place.

Approval is granted since the plans, as designed, offer minimal impact to the regulated areas.

**ANY OTHER PROPER BUSINESS**

The next monthly meeting is February 13, 2013 at 7:00 p.m. in the Town Hall meeting room.

ON A MOTION by Ms. Locke, seconded by Mr. Cahoon, the commission unanimously agreed to end the meeting at 8:12 p.m. (6-0-0)

Respectfully submitted,

Sandra Yost  
Recording Secretary