

TOWN OF NEWINGTON  
CONSERVATION COMMISSION

MEETING MINUTES  
FEBRUARY 17, 2015

I. CALL TO ORDER

Chairman Zelek called this meeting to order at 7:03 p.m. in Room L-101 of the Newington Town Hall.

II. ROLL CALL

Commissioners Present

Jeffrey Zelek (Chairman)

Philip Block (Vice-Chairman)

John Igielski (Secretary)

Kathleen-Marie Clark

John Casasanta

Andreas Sadil

Tim Manke (Alternate)

Alan Paskewich (Alternate)

Deborah Anne Krawiec (Alternate)

Also Present

Chris Greenlaw, Town Engineer

Susan Gibbon, Recording Secretary

*(\*These minutes are a brief overview of the meeting held on February 17, 2015. Please refer to tapes for full transcript.)*

I. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS  
(EACH SPEAKER LIMITED TO 2 MINUTES)

1. John Bachand, 56 Maple Hill Avenue. I'm a little disappointed to hear that we can't discuss it [Application 2006-26, 751 Russell Road]. I thought if it was withdrawn than it's not an agenda item, so I will leave it at that.

II. ACCEPTANCE OF MINUTES

A. Regular Meeting of November 18, 2014

Motion to accept minutes by Commissioner Manke, second by Commissioner Casasanta. Unanimous vote.

B. Regular Meeting of January 20, 2015

Commissioner Clark: Page 1, comments by R. Zartarian, "excavation" should be "extirpation".

Commissioner Clark: Page 2 (and throughout document where necessary with various incorrect spellings), Andy Bracker's name should read "Andy Brecher".

Commissioner Clark: Page 2, Representative Bryon should read “Representative Byron”.

Commissioner Clark: Page 22, last paragraph, “pubic” should be changed to “public”.

Chairman Block: Page 7, second line, “hear” should be “here”. Last line, “par” should be “part”. Page 13, Mr. Webb, 3<sup>rd</sup> line, not salted.

Commissioner Igielski: Page 4 (and throughout document where necessary) - “Iglieski” to be changed to “Igielski”.

Commissioner Igielski: Page 5, second paragraph, February 3, 2015 should read February 17, 2015.

Motion to accept minutes, as amended, by Commissioner Block, second by Commissioner Clark. Unanimous vote.

### III. PUBLIC HEARING

#### A. Inland Wetlands Regulation Changes – L.I.D. (Low Impact Development)

Chris Greenlaw: No information to report at this time.

Chairman Zelek: There is storm water manual that both the TPZ and Inland Wetlands Commission reference, Chris [Greenlaw] is going to check out who has jurisdiction over that manual. If the TPZ makes changes to it, it will impact us.

Public Comment: Peter A. Arburr. I would like to ask a question that is apropos. Based on the conversation I just heard, I assume that the council has not signed off yet in regards to the LID.

Chairman Zelek: That is correct.

Peter Arburr: Then can you please explain to me Mr. Chairman, under New Business, Item B, how the Commission can be discussing LID measures for the application 2015-04.

Chris Greenlaw: Mr. Chair, if I may. The short answer is our environmental consultant that is representing us for this application, is going to demonstrate how he has incorporated LID measures for that site.

Peter Arburr: I would have to disagree by the fact that as long as the public hearing has not been closed and actually taken place, I would like to know under what authority LID can be discussed as part of any application.

Motion to table public hearing until next meeting, Commissioner Block, second by Commissioner Casasanta. Unanimous vote.

#### B. Application 2015-01A, Main Street (Landfill), wetland map amendment for Town landfill property.

Robert Hillman, Town of Newington, Highway Department; Clinton Webb, Consultant for the Town of Newington; Chris Greenlaw. Presented map amendment.

Chris Greenlaw: Read notice of publication from the New Britain Herald.

Clinton Webb: Presentation of color version of delineated wetlands. Highly variable site. Prepared report and plans for design engineers working on closure design. This project was collaboration between the Town of Newington Engineering staff. Pond adjacent to site did not exist until 1986.

Commissioner Block: Most interested in the change of elevation. It's been a leaf dump for a good many years.

Lengthy discussion regarding pond and waters adjacent to site.

Clinton Webb: Areas around dump are wetland and disturbed soils. Cored twenty inches which is standard. Landfill has not had a negative impact on the wetlands, no regulations in place when landfill created.

Clinton Webb: Need to make top impervious. Need to seal the top and seal the sides. Portions of landfill will be paved [will be indicated on drawing when Town submits permit].

Chris Greenlaw: Wanted to create map amendment showing areas on concern, establishing bounds.

Chairman Zelek move to close public hearing; motion by Commissioner Block, second by Commissioner Manke. Unanimously approved.

C. Application 2006-26, 751 Russell Road, request for modification of original Inland Wetland permit approved at the meeting of February 20, 2007. \*\*\* (APPLICATION WITHDRAWN) \*\*\*

Chairman Zelek: Received letter on February 13, 2015 withdrawing application. No reason given. Commissioners to refrain from commenting.

#### IV. NEW BUSINESS

A. Application 2015-03, Mill Pond Park, soil removal and remediation in upland review area.

Chairman Zelek: Need to publish application.

Clinton Webb, Consultant for the Applicant - Town of Newington. Presenting details for restoration in several areas at Mill Pond Park.

Chris Greenlaw: Per request of Commission, consultant hired. Collaboration amongst Town Departments [Engineering, Parks & Rec.] under the direction of Mr. Webb.

Clinton Webb: Collaborative effort. Botanist in Parks & Rec. Department who advised on plantings, excellent resource. Engineering staff prepared plan based on my direction. Everything on plan is proposed, not cast in stone. Recommendation based on my experience and expertise from NRCS and CT DEEP.

Lengthy discussion on design criteria, shrub line, techniques used, seeding and planting materials.

Chairman Zelek: Since this is on Town property is there any opportunity to incorporate an education program for the public?

Chris Greenlaw: What kind of venue are you thinking about?

Chairman Zelek: Schools, cub scouts.

Clinton Webb: Has worked with education programs in other towns, can provide guidance [to Chris Greenlaw].

Commissioner Clark: When discussing education, I thought you were going to say how do we educate Town staff, who were not educated in this entire concept, which is where some

of the problems arose from. How do we fill that education gap in and who will be supervising the planting?

Chairman Zelek: I don't think education of Town staff falls within the application that we are reviewing, although it is something we did discuss at prior meeting. Will continue to pursue education of Town staff. Did request placarding, is that incorporated in plan?

Clinton Webb: No, but should be condition of permit.

Commissioner Clark: Getting plan, but not carried out by designer, but by people who may not know what a native plan is.

Clinton Webb: This was a collaboration that created angst in various departments who all became very aware of something they weren't aware of before. Everybody who worked on this is somebody who is going to see this through to the end. Lastly you have on staff in the Parks & Rec. department someone who is very knowledgeable.

Chris Greenlaw: [Parks & Rec staff member] has pursued his masters at Yale, is a certified arborist. Did his undergrad at UConn. He is more than capable of putting these plants in.

Chairman Zelek: Motion to table this application to next meeting. Motion by Commissioner Manke, seconded by Commissioner Block. Unanimous vote.

B. Application 2015-04, 846 Willard Avenue (NU site), LID measures in upland review area.

Clinton Webb for the Applicant - Town of Newington. Again, collaboration amongst Town Departments. Purpose to mitigate water runoff from town property to wetlands area. Land is leased from Eversource (fka NU). Approached Eversource about working on property, not cooperative. Proposing two phased plan: one is to capture and treat storm water using techniques that are in the 2002 CT Drainage manual and DEPs 2004 storm water management. A lot of those techniques are going to be incorporated or have been incorporated in other towns regulations which are referred to as low impact development. It is a guideline, a new acronym, it is still storm water management. In this case, not proposing a formal LID here, we are proposing a storm water management system that in the future may be adopted as part of the low impact development guideline. Also proposing shrub plantings, although very mature vegetative habitat.

Chris Greenlaw: Want to go back to plan. We are going to use this in the future as far as an LID effort is concerned. Traditional drainage would put pipe in the ground with basins. Trying to incorporate LID techniques, now instead of just throwing pipe in the ground and directing it through impervious pavement or what not we got craftier and would intercept TSS (total suspended solids) sand to whatnot with vortex units, storm water manual recommended as a secondary type of treatment. Now with primary types of treatments, the LID area, the low impact development area, it's all about permeability. Trying to utilize BMTs to try to get water back into the soil, or clean that water. So every site, if we get LID approved, how are we going to look at our storm water differently is to look at the site and say what is running off from the site - pathogens, nutrients, fertilizers, pesticides, hydrocarbons. Hydrocarbons is what we want to mitigate. So Mr. Webb and I went into our resources and researched biorentition. Technique taken from CT DEEP Storm Water Quality Guide. Best method as far as mitigating that type of pollutant. When you look as a commission in the future and you see water running off, what are the potential pollutants I have and what are we doing with that storm water. What is in our

storm water manual under LID that we can recommend to intercept those pollutants depending on what we have. That is why you have different LID plans. This is a great example of an LID effort under Mr. Webb's stewardship.

Chairman Zelek: Motion to table to next meeting; Motion by Commissioner Block, seconded by Commissioner Clark.

V. OLD BUSINESS

A. Inland Wetlands Regulation Changes – L.I.D. (Low Impact Development)

Commissioner's discussion outside the public hearing. Nothing to report.

B. Community Litter Pick-Up

Commissioner Krawiec: Spoken to Chairman Fox, on hold for now, wait until Spring.

C. New initiative – Vernal Pools

Commissioner Paskewich: Forwarded information regarding the CT Association of Wetland Scientists and the vernal pool monitoring program they have which is a volunteer part of the organization. They will come to communities and help out for free and surveying ponds and such for compatibility for the monitoring program.

D. Invasive Plant.

Commissioner Clark: I have emailed Dot Ellis, who put a presentation on for us 3 years ago and talked to her about reviewing that or maybe a new topic. The other thing I asked her about was on June 6<sup>th</sup> of this year, is Trails Day, which is a national event but it is also a state wide event. During this event, in as many communities as possible, hikes are held. Those have been held in Newington led by some of the local birders. But I wondered if we could sponsor, so to speak, a hike that focused on invasive plants. Probably through Churchill Park. So I asked Dot Ellis if she could help me in that endeavor, maybe give me some pointers. Also, I got an email from her that I can forward, if anyone is interested in going to CTIPWG (Connecticut invasive plan working group) on April 8, 2015 from 1-3pm at DEEPs Sessions Woods wildlife management area in Burlington. Really neat area if no one has been there. Encourage you to attend. Group is excellent, looking to them for education. Would like to promote Trails Day.

Commissioner Block: Would like to ask the gentlemen from the Parks & Rec department to a future meeting to discuss invasive plants around the Mill pond.

Chairman Zelek: [Chris Greenlaw] is it possible to have him attend the meeting to discuss the Mill Pond project?

Chris Greenlaw: I can certainly ask. Dealing with union personnel. Go in with a mission statement, plan.

Commissioner Block: Would like to form team with them, make sure that our concerns, priorities the same.

Chairman Zelek: Perhaps just a phone call.

E. Application 2015-01A, Main Street (Landfill), wetland map amendment for Town landfill property.

Chairman Zelek: At this point Chris, are you prepared to move on this application?

Chris Greenlaw: Suggested reasons for map amendment. Secretary Igielski has availed himself to create motion for these types of application.

Commissioner Igielski: Suggest Chair ask Mr. Greenlaw if application is complete.

Chairman Zelek: Mr. Greenlaw, is application complete.

Chris Greenlaw: Yes, Mr. Chair.

Chairman Zelek: The suggested reasons you provided, any additions or update?

Chris Greenlaw: I do not have any.

Chairman Zelek: Mr. Secretary [Igielski], if I could ask you present the motion for this application.

Secretary Igielski: I make a motion, after a review of the application and supporting documents public hearing being held on February 17, 2015 and subsequent discussion by Commission members approve the proposed Map Amendment to the redefine wetland limits for Application 2015-01A and issue a permit by plenary ruling. Motion details.

Chairman Zelek: Can I have a second? Second by Commissioner Casasanta. Unanimous vote.

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS  
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None.

VII. COMMUNICATIONS AND REPORTS

Chairman Zelek: Did anybody receive email regarding Agent approval? I did mention to Chris [Greenlaw] that we did not receive those.

A. Application 2015-02 AA, 159 Garfield Street (Bus Garage), agent approval of drainage work in upland review area.

Chris Greenlaw: Request from the Board of Education. Downspouts on back of building, fell off, reattached. Run off exits and creates glacier. Requested engineering to put pipes underground to a basin that is there. Technically downgraded of the pond, but within the 100 foot wetland review, I asked them to put together a plan, set up field visit for myself and Chairman. Moving tree to other side of building. Chairman authorized me to do an Agent Approval. Approx. 65 feet of pipeline in order to get it to the basin.

Chairman Zelek: As your Chair, I am going to make every effort to do a site visit for all these administrative approvals, so I can see if there are any issues that need to be addressed.

B. Application 2015-05 AA, 281 Milk Lane, safety, sight and sound barrier at police department shooting range in upland review area.

Chris Greenlaw: Public works yard also has a shooting range. With the busline going in and having trees taken down, it gives them a direct line of site to people in stances firing arms. Originally police were putting together a plan. Chairman and I did field visit, made recommendations. Noise wall, site sound barrier, wooden wall. Visual barrier to shooting range. Similar to those seen along the highways. 100 foot wetland review. Complete review, agree if take down trees that they will replace trees. The Chair, authorized me to do an agent approval. Notification of Agent Approvals will be sent to all.

C. Internal Rules and Procedures

Chairman Zelek: We formed a subcommittee of Commissioner Block, and Commissioner Clark. Exchanging emails as far as ideas. Not prepared to meet yet, tentatively special meeting in March, ask that we reschedule for April.

Chairman Zelek: Letter did get sent to the TPZ, they are going ahead with moratorium because of cost concerns to public. TPZ reviewing their regulations and they are looking at section 3.7. If you look at Section 3.7, the Town Planner was suggesting that the calculations allow for steep slopes, wetlands, and flood plains to be included in the calculations for open space. Take a look at that and feel free to comment.

Chairman Zelek: Any closing remarks?

Commissioner Krawiec: There is a handout that I was asked to review, "Tips for Conservation Commissioners, How to be Effective in the Land Use Review Process" by attorney Mark Brandt. I found it to be quite helpful and useful. Maybe at next meeting hand out to all Commissioners.

Commissioner Clark: Extremely pleased and thank Chris for moving forward for all these positive things as far as the town getting involved in restoration and remediation and looking forward to make areas that have been a bone of contention a real positive on the town.

Chairman Zelek: I would like to take it a step further, I actually was looking at this restoration application for Mill Pond, I think after we are finished with the application and it is finalized, post on website. Part of education of public.

Chris Greenlaw: When we say that the Town is an Applicant, I as an applicant, I can't be an advocate, but one thing I want to point out was that NU site is a turning point in designs and the way both land use commissions should look at storm water design. That is why I wanted to emphasis that, not because it is out design, it is the forward thinking of LID and that is the point I was trying to get across to show you traditional design versus what LID is.

Chairman Zelek: Concern by a member of the public earlier regarding LID being in the title of the application. It is entirely the applicant's choice to apply LID and I don't see an issue with LID in the title.

Chairman Block: Every spring we've had a public session on some topic. Would like to schedule another public session.

VIII. ADJOURNMENT

Chairman Zelek moved to adjourn the meeting at 9:59 p.m., motion by Commissioner Block, seconded by Commissioner Casasanta; it was unanimously voted to adjourn.

Respectfully submitted,



Mrs. Susan Gibbon

Recording Secretary - Conservation Commission