

TOWN OF NEWINGTON
CONSERVATION COMMISSION

January 17, 2023 - 7:00 P.M.

Town Council Chambers, Room 103 - Town Hall, 200 Garfield Street
This meeting will be presented as a Zoom Webinar/Hybrid Meeting
Information on how to attend will be posted on the Town website at:
<https://www.newingtonct.gov/virtualmeetingschedule>

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
(each speaker limited to 2 minutes)
- IV. ACCEPTANCE OF MINUTES
 - A. Regular Meeting Minutes 12.20.22
Documents:
[NEWINGTON CONSERVATION COMMISSION REGULAR MEETING MINUTES \(12-20-22\).PDF](#)
 - B. Special Meeting Minutes 12.20.22
Documents:
[NEWINGTON CONSERVATION COMMISSION SPECIAL MEETING MINUTES \(12-20-22\).PDF](#)
- V. NEW BUSINESS
 - A. None
- VI. OLD BUSINESS
 - A. Application 2022-25: Modification Of Permit 2018-04 To Increase The Building Footprint Within The URA Upland Review Area At 197 Meadow Street, Applicant: Adam Demeusy, Owner: Cross Construction,LLC, Contact: Adam Demeusy
- VII. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
(each speaker limited to 2 minutes)
- VIII. COMMUNICATIONS AND REPORTS
 - A. Agent Communications
 - B. Town Council Liaisons Communications
 - C. Pond Life Research And Education
- IX. ADJOURNMENT

TOWN OF NEWINGTON

CONSERVATION COMMISSION
REGULAR MEETING MINUTES

December 20, 2022

This meeting was presented as a Zoom Webinar/Hybrid Meeting

I. CALL TO ORDER

Chairman Sadil called the meeting to order at 7:00 p.m.

II. ROLL CALL

Ben Ancona III (*via Zoom*)

John Bachand

Kelly Dehaas

Andreas Sadil

Jeff Wagner

David Wemett

Also present:

Erik Hinckley, Inland Wetland Agent

James Krupienski, Acting Town Manager

Susan Gibbon, Recording Secretary (*via Zoom*)

Gail Budrejko, Town Council Liaison

Kim Radda, Town Council Liaison (*via Zoom*)

Chairman Sadil: I did hear that Ben Ancona III was present, okay, I did hear that.

S. Gibbon: Yes, I heard that.

Chairman Sadil: Ok. So there are no alternates tonight to be seated or anything...

Mr. Hinckley: Mr. Wemett.

Chairman Sadil: OK. We'll seat Commissioner Wemett for Commissioner Conway in case Commissioner Paskewich shows up. Very good. Moving on to Public Participation on Non-Agenda Items, each speaker limited to 2 minutes.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

(each speaker limited to 2 minutes)

Chairman Sadil: Is there anyone on the line or in the audience that wishes to speak?

Mr. Hinckley: No one is in Zoom to speak.

Chairman Sadil: Ok. We shall proceed to Item IV, Acceptance of Minutes. The minutes for the Town of Newington Conservation Commission from November 15, 2022. Are there any corrections, additions, deletions from the Commissioners?

IV. ACCEPTANCE OF MINUTES

A. Approval of Minutes

Chairman Sadil: Are there any corrections, additions, deletions from the Commissioners? Seeing none, I have none myself, may I have a motion to accept the meeting minutes from November 15, 2022 as written.

Commissioner Bachand: I make a motion to accept the meeting minutes from November 15, 2022.

Chairman Sadil: Moved by Commissioner Bachand. May I have a second?

Commissioner Dehaas: Second.

Chairman Sadil: All in favor?

Commissioners: Aye.

Chairman Sadil: Opposed? Ok. The motion passes unanimously. Thank you. Moving on to New Business, Application 2022-25: Modification of Permit 2018-04 to increase the building footprint within the URA Upland Review Area at 197 Meadow Street, Applicant: Adam Demeusy, Owner: Cross Construction, LLC, Contact: Adam Demeusy.

V. NEW BUSINESS

A. Application 2022-25: Modification of Permit 2018-04 to increase the building footprint within the URA Upland Review Area at 197 Meadow Street, Applicant: Adam Demeusy, Owner: Cross Construction, LLC, Contact: Adam Demeusy

Chairman Sadil: Did I pronounce that correctly? Name and address for the record please.

Adam Demeusy: Adam Demeusy, 45 Willard Avenue, Newington. So what do you need?

Chairman Sadil: So, um...just give an overview of the project. There's some commissioners here who were not at the 2018 application. So if you can give an overview of the project. I'm specifically interested how these changes impact the wetland, the conservation easement basically. Also, the storm water management plan and has that been affected or changed as a result of these changes?

Mr. Demeusy: Right, um...I don't think there's any additional impact to the wetlands. It's not in the wetlands it's in the review area. So I think basically we increased the original footprint, it was about 2,000 square feet and we increased it, it's a ranch style, so it sounds smaller than it is, to about 2,180. But the footprint, you know, the ranch foundation is bigger. So we put it back about 16 feet to the east and 14 feet to the south but we're still 15 off the conservation easement. So I don't think there is any additional impact within the original approval.

Chairman Sadil: Has construction started on this, on this location?

Mr. Demeusy: No, not yet. We did the other house next door, in the summer, on Spur Lane, but not yet, we haven't started this.

Chairman Sadil: Um...Mr. Hinckley, can you show us exactly the access point where it is. There's um, Orchard Road in the um...

Mr. Hinckley: So, right up here where you see the cursor, this is the driveway off of Meadow Street. It's a shared drive, portion of a shared driveway, that's going to be the access point and the construction entrance. So the wetland is way down here, the conservation easement is down here, so you are not going to get any vehicles driving through that area. They're going to access it here and do the work. The map is self-explanatory, but I'll just give you...the red box is what was approved on the original subdivision as the house footprint and then he has the newer footprint that they are proposing.

Chairman Sadil: Approximately a 14 foot shift to the south.

Mr. Demeusy: Correct, yeah. About 14 to the south and very close to 16 to the east, which would be to the rear. Um...still 15 off the conservation easement.

Mr. Hinckley: It is still with the outside of the conservation easement and it's just...

Chairman Sadil: What does that area look like right now? What are the plants? Are there just trees?

Mr. Demeusy: There's a couple of trees on the edge. I don't know about those trees. This is close, but that's it, there's an open field.

Mr. Hinckley: So, if again, if I may point out on the plan. The black dashed line, you can kind of see this is the rough tree line, and that's, when we put the conservation easement in, that's what we tried to do, we tried to stay on the tree line so we wouldn't be removing any trees. There may be a straggler tree or two in there that are going to get removed, but the tree line is going to be kept established and protected as it was.

Mr. Demeusy: Yeah, we wouldn't go into the conservation easement.

Chairman Sadil: So the conservation easement is on the east side.

Mr. Demeusy: Correct.

Mr. Hinckley: Yes, the conservation easement is down here.

Chairman Sadil: So what about the southerly area there? So we are moving closer in the upland review area. I'm just trying to read the map here.

Mr. Hinckley: There's more impact to the upland review area. The house is a little bigger than what was proposed and it's shifting within the URA.

Chairman Sadil: And just may I ask you. What was the original plan to handle storm water? Where was that water going? Because we don't have the original plan anymore, but what was the plan.

Mr. Demeusy: This was, um, switched over. We had a...there's a swale you can see in the front there and I believe the original intention was that we...

Inaudible

Mr. Hinckley: The swale is in front of the bar, it is here.

Mr. Demeusy: ...the pond.

Mr. Hinckley: The detention pond is already constructed as part of the first house.

Mr. Demeusy: Correct. So that's all been established.

Mr. Hinckley: The yard's going to be graded that way I believe and his roof leaders will be directed that way as well.

Mr. Demeusy: Correct.

Chairman Sadil: So there is a pond on the north side by 287B.

Mr. Demeusy: Correct, but it's a rain garden today. I've been monitoring and we've had a little bit of water, nothing really significant.

Commissioner Bachand; I have a couple of questions.

Chairman Sadil: Go ahead Commissioner Bachand.

Commissioner Bachand: What are those shift numbers again? You said 14 and 16?

Mr. Demeusy: Yeah, so...

Commissioner Bachand: It is not to scale, because that doesn't, that doesn't,

Mr. Demeusy: Yeah, I don't know, I don't know if the original is to scale. But I got, if you look at the bump out, see the 14 foot section of the south side, 14 feet, the line comes right through that.

Commissioner Bachand: Well I'm just saying, I mean the whole shift of the footprint of the property doesn't look like it would be 14 and 16 feet. It looks like three times more on one side than the other.

Mr. Demeusy: Right, so in other words, the side shift would be an additional width of 14 feet to the original. The original is in red. So the south, the foundation would be 14 feet farther over and 16 feet to the rear of that red line.

Commissioner Bachand: I was looking at the wrong line. And then the driveway...the driveway looks like it goes out of the property lines.

Mr. Demeusy: It's an existing driveway and what it is is we have a right of way on it, an easement, that's already existing.

Commissioner Bachand: Ok. It's going to remain outside of the property.

Mr. Demeusy: Correct. You would come across...well, it's an interesting scenario, you come in...it starts off on the access and then it comes back on to the existing driveway and then back on to the property. So we did that to avoid having to do a second driveway in there. So that's how it will be.

Commissioner Bachand: Ok. That's it.

Chairman Sadil: Any other questions from Commissioners? But you said that the storm water will be north, will go in that, I turned the map, it goes this way, it goes west and then down.

Mr. Demeusy: It goes right now.

Chairman Sadil: That's all sheet flow, the bar is not going to get in the way of that, or...

Mr. Demeusy: If you take a ride over there you will see that it is pretty flat sitting and it starts to slope out a little towards the conservation easement, but for not much.

Chairman Sadil: Um, I guess I'm ok. Is this project going to start soon, in the spring, you have...the clock is ticking on your permit.

Mr. Demeusy: Yeah, as soon as we get through this we will go over to the building permit. So yeah, yeah, fast. As soon as possible, yeah, you're right, the expiration is coming up on the original.

Chairman Sadil: Ok. So we will table this for now if there are no further questions and we'll bring this up under old business next month.

Mr. Demeusy: Ok.

Commissioner Bachand: We have the issue of whether there should be a public hearing or not. I don't believe there should be.

Chairman Sadil: Thank you for reminding me of that.

Mr. Hinckley: It's on your motions.

Chairman Sadil: Yes. What is the general feeling? You think it's....

Commissioner Wagner: I don't think we need one.

Chairman Sadil: Very well. So the motions here.

Secretary Dehaas: So for Application 2022-25: 197 Meadow Street, for a modification of permit 2018-04 to expand a building footprint within the URA. Applicant/Contact: Adam Demeusy, Owner: Cross Construction, LLC.

MOTION: *This activity will have no significant impact to the regulated area and will not require a public hearing.*

Chairman Sadil: So moved, may I have a second.

Commissioner Wagner: Second.

Chairman Sadil: Second by Commissioner Wagner. Ms. Gibbon, please call the roll.

S. Gibbon: Commissioner Ancona.

Commissioner Ancona: Yes.

S. Gibbon: Commissioner Bachand.

Commissioner Bachand: Yes.

S. Gibbon: Commissioner Dehaas

Commissioner Dehaas: Yes.

S. Gibbon: Chairman Sadil.

Chairman Sadil: Yes.

S. Gibbon: Commissioner Wagner.

Commissioner Wagner: Yes.

S. Gibbon: Commissioner Wemett

Commissioner Wemett: Yes.

S. Gibbon: Six Zero.

Mr. Hinckley: So it will be on Old Business at the next meeting for action.

Chairman Sadil: Yes.

Mr. Demeusey: All right. Thanks.

Chairman Sadil: Ok. Moving on to Old Business. Application 2022-23: For replacement of a sidewalk within the designated Wetland area and URA (Upland Review Area) at 1936 - 1940 Main Street. Applicant/Owner: Town of Newington, Contact: Gary Fuerstenberg, Town Engineer.

VI. OLD BUSINESS

A. Application 2022-23: For replacement of a sidewalk within the designated Wetland area and URA (Upland Review Area) at 1936 - 1940 Main Street. Applicant/Owner: Town of Newington, Contact: Formerly, Gary Fuerstenberg, Town Engineer.

Chairman Sadil: Is someone from the town present to present.

Acting Town Manager Krupienski: I am Mr. Chairman. So this is a proposed bridging of a sidewalk on Main Street. Currently the parcel that we acquired in 2018 is where that sidewalk ends. We are proposing to bridge that from an address at 1912 Main Street, all the way through and connected into the Churchill Bridge location. There should be minimal disturbance to the upland review

area, less than .10 acre of area for that and the entire thing will be restored and seeded when the season allows for it.

Chairman Sadil: Um, I don't think we have any action items on this application from last month if I recall now.

Mr. Hinckley: There was nothing discussed, your motion that I drafted is just for the ten standard conditions.

Chairman Sadil: SO the application is complete.

Mr. Hinckley: Yes.

Chairman Sadil: I'll turn it over to Secretary Dehaas on a motion on that application. For Application 2022-23: 1936 – 1940 Main Street, for replacement of a sidewalk within the designated wetland area and URA. Owner/Applicant: Town of Newington, Contact: Gary Fuerstenberg, Town Engineer

Secretary Dehaas: ***MOTION: Move to approve application 2022-23 for the construction of sidewalks within the wetland area and regulated area (URA), with the 10 (ten) standard conditions. Additional conditions may be imposed by the Commission and added to the record.***

Chairman Sadil: I see no further amendments or conditions at this time. May I have a second?

Commissioner Bachand: I'll second it.

Chairman Sadil: Second by Commissioner Bachand. Final discussion. Ms. Gibbon, please call the roll.

S. Gibbon: Commissioner Ancona.

Commissioner Ancona: Yes.

S. Gibbon: Commissioner Bachand.

Commissioner Bachand: Yes.

S. Gibbon: Commissioner Dehaas

Commissioner Dehaas: Yes.

S. Gibbon: Chairman Sadil.

Chairman Sadil: Yes.

S. Gibbon: Commissioner Wagner.

Commissioner Wagner: Yes.

S. Gibbon: Commissioner Wemett

Commissioner Wemett: Yes.

S. Gibbon: Six Zero.

Chairman Sadil: All right.

Acting Town Manager Krupienski: Thank you very much.

Chairman Sadil: Moving on to Old Business, Item B. Application 2022-24: For a modification of permit 2022-01 to expand a parking lot within the URA (Upland Review Area) at 249 Day Street. Applicant/Owner: 249 Day Street, LLC, Contact: Peter Mirabelli.

- B. Application 2022-24: For a modification of permit 2022-01 to expand a parking lot within the URA (Upland Review Area) at 249 Day Street. Applicant/Owner: 249 Day Street, LLC, Contact: Peter Mirabelli.

Jim Cassidy: Good evening. For the record, my name is Jim Cassidy, I'm a professional engineer and Principal at the firm of Hallisey, Pearson & Cassidy. Here tonight with me is Peter Mirabelli, owner of the property located at 249 Day Street. We were before you last month and we presented our application for the expansion of a parking area located at 249 Day Street. You may remember, back in early 2022 we were before you and received the permit to be able to construct a 20 vehicle parking lot for storage of Eversource utility trucks. Since such time, Eversource has come back to us and asked us to store some additional trucks. So we are looking at doing an expansion of that parking area. On the plans that were presented last month we indicated that the expansion would go into the upland review area. We are looking at an activity of about 0.59 acres of activity in the upland review area. Primarily it was for the development of a storm water drainage swale to control the storm water that runs off the site before it discharges to a wetlands along the easterly boundary line. As part of that, we indicated that storm water swale is designed to capture what we call the first inch runoff; that first inch tend to carry pollutants off the parking lot, treat it before it's allowed to discharge to the wetlands. Also, it is designed to attenuate flow so we don't have increase in flow to the wetlands. The activity is based on the town wetlands, the town wetlands line. Since such time we did have Davison Environmental go out there, redelineate the wetlands, and on the plans we presented they showed it significantly smaller that it was previously. But again, we are asking for it based upon the town's wetland line, that's why the entire activity is about 0.59 acres. At that meeting you deemed the activity insignificant and we're here before you this evening to hopefully answer an additional questions and hopefully move this project forward.

Chairman Sadil: So, since our meeting last month, there has been no change to those plans whatsoever to what was originally presented.

Mr. Cassidy: No changes. There was some comments from staff and they were addressed prior to this presentation, so everything is up to stuff at this point. I have not further questions. I'll open it up to commissioners for any comments.

Commissioner Bachand: If you recall I had a question about like of there was a fuel release or something or a major leak. Can you just explain what would be expected to happen if...

Mr. Cassidy: There's a fuel leak...

Commissioner Bachand: And what's required. It may be outside of this commission.

Mr. Cassidy: So a fuel leak has to be reported to DEEP and then there would be appropriate measures and steps to clean up. It would be captured on the storm water swale if it gets that far, then it would have to be excavated and removed from the site as part of that release. Mr. Mirabelli, beyond owning this parking lot and storing vehicles, also services vehicles, so he's very familiar with that and the processes that need to happen. I'll let you know that all the vehicles in here are brand new vehicles so they tend to be in good shape and no problems.

Commissioner Bachand: Ok.

Chairman Sadil: Any other questions? All right, seeing none. Mr. Hinckley, is the application complete?

Mr. Hinckley: It is complete, yes, Mr. Chairman.

Chairman Sadil: Ms. Secretary may I have a motion for Application 2022-24: For a modification of permit 2022-01 to expand a parking lot within the URA (Upland Review Area).

Secretary Dehaas: *MOTION: Move to approve application 2022-24 (a modification of permit 2022-01) for an expansion of a parking lot and drainage improvements within the regulated area (URA). All conditions of the original permit remain in full force and effect. Additional conditions may be imposed by the Commission and added to the record.*

Chairman Sadil: Thank you. May I have a second?

Commissioner Wagner: Second.

Chairman Sadil: Seconded by Commissioner Wagner. Final discussion. Ms. Gibbon, please call the roll.

S. Gibbon: Commissioner Ancona.

Commissioner Ancona: Yes.

S. Gibbon: Commissioner Bachand.

Commissioner Bachand: Yes.

S. Gibbon: Commissioner Dehaas

Commissioner Dehaas: Yes.

S. Gibbon: Chairman Sadil.

Chairman Sadil: Yes.

S. Gibbon: Commissioner Wagner.

Commissioner Wagner: Yes.

S. Gibbon: Commissioner Wemett

Commissioner Wemett: Yes.

S. Gibbon: Six Zero.

Mr. Cassidy: Thank you for your time. Everyone have a nice holiday.

Chairman Sadil: Moving on to Item VII. Public Participation on Non-Agenda Items, each speaker limited to 2 minutes.

VII. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (each speaker limited to 2 minutes)

Chairman Sadil: Does anyone wish to step forward?

Mr. Hinckley: There's no one on line. I don't know if there is anyone in the room that wishes to speak.

Chairman Sadil: Seeing none, we shall move on to Communications and Reports, Item A. Agent Communications.

VIII. COMMUNICATIONS AND REPORTS

A. Agent Communications

Chairman Sadil: Do you have anything this month Mr. Hinckley?

Mr. Hinckley: Um, just working, trying to keep applications moving forward that we're receiving. Discussions with potential developers on possible future applications. That's pretty much it.

Chairman Sadil: Um, I do want to ask you about what's going on, it's a non-agenda item. What's going on over at Sam's Club? There's some, there was some clearing behind Sam's Club and I guess there was a violation. I know you asked.

Mr. Hinckley: Ok. There's no violation. The gentleman owns the property, he has access, he has a right-of-way through the Sam's Club property to the land locked pieces back there. There were there to clear timber, because there was some value in timber that was onsite there. So when he discussed it with me, what I had him do was install silt fence along the edge of the URA to stop any potential issues and he knew where the URA was, it was flagged in the field by a local surveyor. The trees are marked, you can go out there and see the paint marks. The installed the silt fence to collect any, you know, silt or runoff. They cleared what trees they wanted to and timbered it out. Currently the site is sitting there, he does intend on coming forward with a site plan approval at some point early in the spring I'm told. He's not going to be touching the regulated area with that site, so, depending on when I see it, he'll either have to come before wetlands or not.

Commissioner Bachand: What's the actual address there? Do you know?

Mr. Hinckley: It's like 697 Church Street rear or something like that.

Commissioner Bachand: And timber can be harvested if it's in a wetland, or would that have to come...

Mr. Hinckley: It wasn't.

Commissioner Bachand: Well, I'm saying, if it was, I'm just curious.

Mr. Hinckley: There are state statutes for timber and forestry and stuff. I mean, they still have to follow rules and whatnot, yeah. But you can certainly timber within a regulated area.

Commissioner Bachand: SO there's no upland review or anything?

Mr. Hinckley: You know there was a question from someone in the public about, they felt there was low-lying area that was wet that was on the other side of the wetland, they said well that's wetland, they said well just because you have standing water does not mean it's wetland soils as we know.

Commissioner Bachand: It's no on our map either.

Mr. Hinckley: No, it's mapped. The URA line was flagged in the field by a surveyor from the town map. Could the town mapping be off slightly, sure. I mean, we know it was developed in the 70's from aerial photography. So there could be...

Commissioner Bachand: I mean the activity is outside of that.

Mr. Hinckley: Outside of the wetlands by the town mapping.

Chairman Sadil: I think the question is that maybe it was wetland that was missed. Because I think that is part of the controversy, that there was standing water there year round, that maybe the map was a little bit off in that area.

Mr. Hinckley: And it certainly could be. How are we going to rectify it? We can't force...

Commissioner Bachand: We can't force them to survey their own property.

Mr. Hinckley: Yeah and we can't force them to hire a soil scientist if they tell me they are flagging by the town mapping. It's not like we get into disputes and say ok, well you have to go out there and hire a soil scientist. If there's an application, that's a different thing. There's no application. I don't believe he intends on encroaching into the regulated area. So I don't know what else.

Commissioner Wagner: But a wetland can be created though, right, like over time, like since the 70's, that could have been.

Mr. Hinckley: Sure. It may be. It may be.

Commissioner Wagner: But it wasn't regulated so he had the right to do it.

Commissioner Bachand: But the activity now is not even in the URA. Is that what you're saying?

Mr. Hinckley: Correct.

Chairman Sadil: It's the current map.

Inaudible - several people speaking at once.

Mr. Hinckley: the URA by the town mapping, you know, which we've had another case, we've had construction activities do that. You know, we've never forced John Q. Public go to out and say hey you need to hire a soil scientist unless we have an application.

Commissioner ?: Makes sense.

Commissioner Bachand: So, if something along those same lines, if I may Mr. Chairman.

Chairman Sadil: Sure.

Commissioner Bachand: I heard a lot of fuss about some tree clearing on Robbins Avenue in the green there, and I didn't see it myself or anything, I just heard a lot of people complaining about it.

Mr. Hinckley: Those were posted by the town.

Commissioner Bachand: And that large triangle area is completely cleared?

Mr. Hinckley: Yeah.

Commissioner Bachand: And for what purpose was that? Do you know?

Mr. Hinckley: I think it's part of the sidewalk project, the Maple Hill and Robbins bike lane and all that good stuff that they're improving.

Commissioner Bachand; But it's the larger green, east of Main Street or the little one that's closer to...

Mr. Hinckley: Where the big knob is. Yeah, it's not the one...

Commissioner Bachand: I was worried. It's not the big one.

Mr. Hinckley: Correct. No.

Chairman Sadil: All right. Thank you.

Commissioner Wagner: I just have a question. So if we think there's a question and there might be a new wetland, what do we do as a commission? Do we say, all right, this might be new; do we have...do we bring it up on new business or...

Mr. Hinckley: You own a piece of property and someone looks over and says, oh, I think there's a wetland there, they're going to tell the town. I can't force and say hey, go out and get, you know...get a soil scientist out there, I can't. If you come forward with an application and it's going to demonstrate soil disturbance, either by excavation or filling within that regulated area, then we can request.

Commissioner Wagner: That's why they want to know, it explains a lot. Thank you.

Mr. Hinckley: Is that satisfactory Mr. Chairman?

Chairman Sadil: Yeah, I just wanted to address it.

Mr. Hinckley: Ok.

Chairman Sadil: All right, moving on to Item B. Town Council Liaison Communications.

B. Town Council Liaisons Communications

Chairman Sadil: I see Commissioner Budrejko. Please step forward to say a few words.

Councilor Budrejko: *[beginning inaudible]* ...we did interview search firms and we selected one, Randi Frank Consulting from North Carolina, they had very strong connections so they will be starting in January and the timeline is probably in about three months or so. They have had experience assisting other towns [in Connecticut]. They also interviewed for a new Town Planner.

Chairman Sadil: Yes, I was part of the interview. I assume the offer was extended or is that?

Acting Town Manager Krupienski: I believe Heather is working on it *[inaudible]*... but hopefully by the end of December, beginning of January.

Commissioner Bachand: So we have a serious candidate then?

Chairman Sadil: There was one serious candidate which we interviewed last Friday, a team of us. And he does have quite a bit of experience in landscape architecture, he's a wetlands agent, so I think for our wetland commission I was very pleased, I think he'll work well with us.

Councilor Budrejko: *[beginning inaudible]* ...and the other thing, it's not really commission related, *[inaudible]*... it's not, there's not tenants per se, but the development owner wants to make some kind of multi, more than retail, commercial primary versus the current appearance of, not sure exactly because there's no windows, so they are planning on keeping that portion, it's well suited for a warehouse.

Commissioner Bachand: I'm gonna say Amazon or something...

Councilor Budrejko: Right. One portion they are totally going to redo and make more windows and make it visually friendly from the street and get more *[inaudible]*... to be more walkable and then. Again, there's no tenants per se, but it can be modified to getting small retail, restaurants, and a small manufacturer...

Mr. Hinckley: They have a lot of options in the zone they are in, because that parcel is actually zone PD in the center of town, so they have more options than just your town center. If you guys are interested, you can go on the town web page for agendas and look up the link and you can see what they are doing. They have some nice architectural drawings there.

Councilor Budrejko: *[inaudible]*

Mr. Hinckley: Yeah, they are going to peel off some of those 60's and 70's additions and get back to the art deco look with the rounded corners on Main Street and open it up with windows, and the along the Constance Leigh side, they're putting some nice copper colored awnings, creating more space down there, they are taking the fence down. It's very sharp looking.

Councilor Budrejko: There's one thing that kind of caught my attention. There's no application, there's no anything, but this *[inaudible]*...

Mr. Hinckley: And that open space piece is actually business town center zone. So it's split zone, so they have some options. The field, yeah.

Commissioner Bachand: It makes sense because it's so huge, they're going to have to subdivide it into more than one tenant obviously.

Mr. Hinckley: The undeveloped piece along Market Square too, that's a part of their deal. They own the strip between the stilt building and the other building, that's part of it. So they have some options.

Councilor Budrejko: *[inaudible]*

Chairman Sadil: I seen Councilor Radda is not online.

Mr. Hinckley: No.

Chairman Sadil: Just wanted to give her a chance. Moving on to Pond Life Research and Education. Alan was unsuccessful with his browser this evening; he was not able to join us.

C. Pond Life Research and Education

Chairman Sadil: Alan was unsuccessful with his browser this evening; he was not able to join us. So with that, that concludes our agenda.

IX. ADJOURNMENT

Chairman Sadil: May I have a motion to adjourn if there's nothing else?

Commissioner Wagner; I make a motion we adjourn.

Chairman Sadil: Motion by Commissioner Wagner. May I have a second?

Commissioner Dehaas: Second.

Chairman Sadil: Seconded by Commissioner Dehaas. All in favor?

Commissioners: Aye.

The meeting adjourned at 7:32 p.m.

Respectfully submitted,


Susan Gibbon
Recording Secretary

TOWN OF NEWINGTON
CONSERVATION COMMISSION
SPECIAL MEETING MINUTES

December 20, 2022

This meeting was presented as a Zoom Webinar/Hybrid Meeting

I. CALL TO ORDER

Chairman Sadil called the meeting to order at 7:00 p.m.

II. ROLL CALL

John Bachand

Kelly Dehaas (*via Zoom*)

Andreas Sadil

Jeff Wagner

David Wemett (*arrived at 7:18 p.m.*)

Also present:

Erik Hinckley, Inland Wetland Agent

Susan Gibbon, Recording Secretary (*via Zoom*)

Gail Budrejko, Town Council Liaison

Kim Radda, Town Council Liaison (*via Zoom*)

Chairman Sadil: We have a quorum this evening. Let's move on to Election of Officers. First one is for Chairman.

III. ELECTION OF OFFICERS

A. Chairman

Chairman Sadil: Do I have any nominations for Chairman?

Commissioner Wagner: I'm choosing you Mr. Sadil, Andreas Sadil for Chairman.

Chairman Sadil: Thank you, I accept. Any other nominations for Chairman?

Mr. Hinckley: You should get a second on that as well.

Commissioner Bachand: I'll second.

Chairman Sadil: Ok, thank you. Thank you Commissioner Bachand. No more nominations for Chairman? Uh...we shall proceed to a vote then. Ms. Gibbon, please call the roll.

S. Gibbon: Commissioner Bachand.

Commissioner Bachand: Yes.

S. Gibbon: Commissioner Dehaas

Commissioner Dehaas: Yes.

S. Gibbon: Commissioner Wagner.

Commissioner Wagner: Yes.

S. Gibbon: Commissioner Wemett

Commissioner Wemett: Yes.

S. Gibbon: Chairman Sadil.

Chairman Sadil: Yes.

S. Gibbon: Congratulations.

B. Vice-Chairman

Chairman Sadil: Moving on to nominations for Vice Chairman. Do I have any nominations for Vice Chairman? Commissioner Bachand.

Commissioner Bachand: Do we have vice chair currently?

Chairman Sadil: Yes, we do.

Commissioner Bachand: Then I continue with the same.

Chairman Sadil: Ok. May I have a second?

Commissioner Dehaas: Second.

Chairman Sadil: Seconded by Commissioner Dehaas. Any other nominations for Vice Chairman? Seeing none. Ms. Gibbon, please call the roll.

S. Gibbon: Commissioner Bachand.

Commissioner Bachand: Yes.

S. Gibbon: Commissioner Dehaas

Commissioner Dehaas: Yes.

S. Gibbon: Chairman Sadil.

Chairman Sadil: Yes.

S. Gibbon: Commissioner Wagner.

Commissioner Wagner: Yes.

S. Gibbon: Commissioner Wemett

Commissioner Wemett: Yes.

S. Gibbon: Congratulations.

C. Secretary

Chairman Sadil: Moving on to nominations for Secretary. Do I have any nominations for Secretary for the Conservation Commission?

Commissioner Wagner: I nominate Kelly Dehaas for secretary.

Chairman Sadil: Moved by Vice Chairman Wagner. May I have a second?

Commissioner Bachand: I'll second it.

Chairman Sadil: Seconded by Commissioner Bachand. Do you accept the nomination?

Commissioner Dehaas: Yes.

Chairman Sadil: Ok. Do I have any other nominations for Secretary? See none. Ms. Gibbon please call the roll.

S. Gibbon: Commissioner Bachand.

Commissioner Bachand: Yes.

S. Gibbon: Commissioner Dehaas

Commissioner Dehaas: Yes.

S. Gibbon: Chairman Sadil.

Chairman Sadil: Yes.

S. Gibbon: Commissioner Wagner.

Commissioner Wagner: Yes.

S. Gibbon: Commissioner Wemett

Commissioner Wemett: Yes.

S. Gibbon: Congratulations.

Chairman Sadil: Ok, thank you. Moving on to Item IV, Setting of Regular Meeting Dates for 2023, Schedule of Proposed Date.

IV. Setting of Regular Meeting Dates for 2023

A. Schedule of Proposed Dates

Chairman Sadil: Everyone should have received the listing for the dates and for special meetings if required for 2023. Are there any conflicts at this time?

Mr. Hinckley: No, we reviewed it for the holiday schedule for 2023 for the town and other religious holidays and fit everything in.

Chairman Sadil: Ok. So I guess we get a motion to accept and a second.

Mr. Hinckley: Yeah, right.

Chairman Sadil: So may I have a motion to accept the meeting dates for the third Tuesday of the month at 7:00 p.m.

S. Gibbon: Excuse me, Chairman Sadil. January of 2023 is not on there.

Mr. Hinckley: Correct, because that was already accepted last year.

S. Gibbon: Oh, ok. I'm sorry about that.

Mr. Hinckley: That's why we have January 2024 on this one.

S. Gibbon: Ok. Thank you.

Chairman Sadil: Thank you for bringing that up though. Thanks for verifying that. So, once again, may I have a motion to accept the 2023 meeting schedule for the conservation commission?

Vice Chairman Wagner: I make a motion to accept it.

Chairman Sadil: Motion by Vice Chairman Wagner. May I have a second?

Commissioner Dehaas: I second.

Chairman Sadil: Second by Commissioner Dehaas. All in favor?

Commissioners: Aye.

Chairman Sadil: Opposed? Abstentions? Meetings pass.

S. Gibbon: Excuse me Mr. Chairman. Erik is this where we would change the numbers?

Mr. Hinckley: What numbers?

S. Gibbon: Instead of Roman numerals we're going to do regular numbers? Or is that at the next meeting?

Mr. Hinckley: I brought that up, they are working on it in the software. But, yes. We're going to try that.

S. Gibbon: Ok, thank you. Sorry to keep interrupting.

Mr. Hinckley: Oh, no. Thank you.

V. ADJOURNMENT

Chairman Sadil: All right then. May I have a motion to adjourn?

Commissioner Wemett: Motion to adjourn.

Commissioner Dehaas: Second.

Chairman Sadil: Moved by Commissioner Wemett, seconded by Commissioner Dehaas. All in favor?

Commissioners: Aye.

Chairman Sadil: Ok. We stand adjourned until 7:00 p.m.

The meeting adjourned at 6:51 p.m.

Respectfully submitted,


Susan Gibbon
Recording Clerk