

TOWN OF NEWINGTON
CONSERVATION COMMISSION
MEETING MINUTES
October 17, 2023

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Town Clerk

I. CALL TO ORDER

Chairman Sadil called the meeting to order at 7:15 p.m.

II. ROLL CALL

John Bachand
Kelly Dehaas
Andreas Sadil
David Wemett

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: Okay, point of order, I will seat Commissioner Wemett for Commissioner Paskewich this evening.

Ms. Gibbon: Okay.

Chairman Sadil: Okay, moving on to Item III- Acceptance of Minutes. Approval of the Minutes from the meeting of September 19, 2023.

III. ACCEPTANCE OF MINUTES

A. Approval Of Minutes From Meeting September 19, 2023

Chairman Sadil: Do I have any additions or corrections from commissioners? Seeing and hearing none, may I have a motion to accept the minutes of the regular scheduled meeting of September 19, 2023.

Commissioner Wemett: So moved.

Chairman Sadil: So moved by Commissioner Wemett, may I have a second?

Commissioner Dehaas: Second.

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

Commissioners: Aye.

Chairman Sadil: Opposed? Abstentions? Minutes pass. 4-0.

IV. PUBLIC HEARING

Chairman Sadil: We have no public hearing this month. Next we have Public Participation on No-Agenda Items, each speaker limited to 2 minutes.

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

Chairman Sadil: Is there anyone online?

Mr. Hinckley: There is, they do not have their hand raised.

Chairman Sadil: Moving on to Item VI. New Business Application 2023-13: For Construction Of A 18' X 36' Ft Inground Pool, With Poured Concrete Patio In The Upland Review Area (URA) At 9 Grandview Drive. Applicant/Owner/Contact: Michael Giraulo.

VI. NEW BUSINESS

A. Application 2023-13: For Construction Of A 18' X 36' Ft Inground Pool, With Poured Concrete Patio In The Upland Review Area (URA) At 9 Grandview Drive.
Applicant/Owner/Contact: Michael Giraulo.

Chairman Sadil: Please step forward and give us your presentation. State your name and address for the record.

Mr. Giraulo: Sure. Michael Giraulo, 9 Grandview Drive, Newington. Just looking for the commission's approval to, I guess, replace the existing structure we have in the backyard. It's a uh...there's a like a two-tier deck, wood deck, and then there's an above ground pool. We will remove that and then put the 18 x 36 inground with stamped concrete patio. And I guess the patio area is about 950 square feet in total; and of course, there's going to be a fence surrounding that as well.

Chairman Sadil: Mr. Giraulo, if I may, the red dotted lines what do those represent.

Mr. Giraulo: So the uh, the...

Chairman Sadil: Can you zoom in on that Mr. Hinckley. Just zoom in on that.

Mr. Giraulo: so the red dotted line would be the full scope of the affected area i guess you would say so that where those are the boundaries of where the stamped concrete is. So the pool is the hard red line, and the dotted lines are where the patio would be.

Mr. Hinckley: So if I may interject. i believe we were talking about that it's going to be limited disturbance within the URA, the dashed red line.

Chairman Sadil: That whole squarish area.

Mr. Hinckley: It's what he's going to be removing and then replacing in there.

Chairman Sadil: OK so that was one of my questions. What was the before and the after condition, so the extent of those dashed lines is that the extent that we're talking, speaking of, in your narrative.

Mr. Giraulo: That's correct.

Chairman Sadil: And at the blue line with the X's, the center line, that is the silt fence area?

Mr. Giraulo: Yeah.

Mr. Hinckley: That is the silt fence. Correct.

Chairman Sadil: Now if I may...to get further. So at a high level there is a slope down from that area right I noticed by the gratings that you have on the map there's a sort of a small embankment where the pool is going to be down into the actual wetland. Can you describe that area for me.

Mr. Giraulo: Sure. So the backyard it's kind of its relatively flat like if you were to look at the footprint of my home if you were to go straight back that's relatively flat i mean it does tear down or slope down a bit toward the far part of the back of the property but on the left where to wetlands area is it's certainly tapers down and then into that drainage it's not a significant drop off into actually get to the cut by the drainage right of way, but it tapers down.

Mr. Hinckley: Right and I can speak a little bit to that. It is a drainage soil; it is owned by the town, and it does convey town water through that channel to the rear of his property and out through Edward Street etc. down that area.

Chairman Sadil: That was my next question. That we own, is that town property, that wetland?

Mr. Hinckley: yes

Chairman Sadil: So is there connectivity in that wetland or is it just...

Mr. Hinckley: It's just a drainage swale basically until it gets farther to the south there and then it gets into Rock Hole brook eventually.

Commissioner Bachand: So, it's not in pipe at all anywhere.

Chairman Sadil: Commissioner Bachand.

Mr. Hinckley: I'm sorry, I believe there's culvert pipes underneath the streets but otherwise it's an open channel. I believe at least until Edward Street and then it may go underground once it gets on the other side of Edward Street heading South.

Commissioner Bachand: So, it's an unnamed tributary.

Mr. Hinckley: Yeah, basically it's a drainage swale, it's been there for, from what I can tell, for years. That's why the town ended up getting it because everybody knew that it got used as such

Chairman Sadil: so when rainfall is heavy there is water there and then it percolates or is it...

Mr. Giraulo: The water moves through that pretty well. It flows.

Mr. Hinckley: Ok. And I can honestly speak in my years in engineering I never had a drainage complaint for that swale, that I recall.

Chairman Sadil: So one last question I have is with the pool itself. The thing with ingrounds is the leakage possibility. Is there anything...how is that being mitigated. How does that...there's not, there's no wells in the area or anything like that or..

Mr. Giraulo: We, or I have, city water, town water so I don't know of any active wells or anything. if there is i could take a note if you wouldn't mind then I can ask my contractor you know and see what the...

Chairman Sadil: Sure, but the thing is like you said with these in grounds the earth is moving and how is that going to be lined to avoid any type of leakage down into the groundwater.

Mr. Hinckley: I mean typically inground pools have some type of liner and I don't know what he has specked out whether it's going to be you know a concrete or, you know...

Mr. Giraulo: No, no, I can answer that

Mr. Hinckley: Absolutely.

Mr. Giraulo: I didn't mean to cut you off. It is going to be a lined... it is going to be a lined pool.

Chairman Sadil: OK so that's my main concern being so close to that wetland and there is flow there. How do we monitor that that doesn't... if something leaks into the system that would be my only concern with this project. Since it is a slight drop off there would there be any leakage into the ground that would go towards the wetland.

Mr. Giraulo: I can certainly ask what, you know, what steps they take. I assume you know if they're putting in pools I imagine that they have some type of...

Chairman Sadil: Standard. And know any type of environmental impact is nipped in the bud.

Mr. Giraulo: ...and I get that information for you.

Chairman Sadil: Thank you sir.

Mr. Hinckley: I believe he has also hired a poll company contractor to do it.

Mr. Giraulo: Yes, of course. _____ of Northford, they're reputable.

Chairman Sadil: So those are my concerns I have for the project. I'll open it up to the rest of the Commission. Commissioners do you have any questions for the applicant? Commissioner Bachand.

Commissioner Bachand: Do you have any numbers, you know, on impervious and pervious surfaces? You said you're having a stamped concrete patio. Right now it's a wood deck so you are going to have a lot less permeable surfaces.

Mr. Giraulo: I don't have any numbers.

Commissioner Bachand: Yeah, once in a while the commercial projects they'll have that, but I wouldn't expect you to know it off the top of your head.

Mr. Hinckley: You may get an idea from...he has the dimensions of 43 x 47 I think that's the I think that's the whole big box you know there is going to be a pool in there so you can make calculation of square footage at least on top.

Commissioner Bachand: so right now there is nothing there except to pull that's impermeable.

Mr. Giraulo: Correct.

Commissioner Bachand: The above ground pool.

Mr. Giraulo: Correct. I mean if the deck doesn't count which...

Mr. Hinckley: yeah i mean you can see kind of there's the... it's looks like a raised deck which is typical around an above ground pool and i think there's some kind of patio over in this area.

Mr. Giraulo: No that's actually just a lower level to the deck.

Mr. Hinckley: Oh, ok, I got you.

Commissioner Bachand: So, I wouldn't call the deck impermeable.

Mr. Hinckley: No it's not, it wouldn't be impervious.

Commissioner Bachand: The pool is 36 feet you said?

Mr. Giraulo: The proposed one?

Commissioner Bachand: Yeah.

Mr. Giraulo: The proposed one is 18 x 36.

Commissioner Bachand: Wow, that's huge. That is gigantic.

Mr. Giraulo: Yeah, I know, I said the same thing to my wife. But it's actually so if you're looking at this you know this image it fits very much within the current parameters so it's not going to be like...

Commissioner Bachand: From the end of the deck to the other, to the end of the garage.

Mr. Hinckley: That's why I had him box it out on the plan because we were looking at the same area.

Commissioner Bachand: I saw it on there. Ok.

Chairman Sadil: Commissioner Dehaas do you have any questions?

Commissioner Dehaas: No. This answers my question.

Chairman Sadil: OK. Commissioner Wemett do you have any questions for the applicant?

Commissioner Wemett: No.

Chairman Sadil: OK with that being said we have to make a decision on if a public hearing is required for this application. I think since the house is already quite a bit in the upland review area I think it's confined to the applicants; I think the town is the abutter here so I'm leaning towards not having a public hearing. I open up for comments from the rest of the commissioners.

Commissioner Bachand: I agree, I see no reason for a public hearing.

Chairman Sadil: Commissioner Wemett.

Commissioner Wemett: I don't see any reason.

Chairman Sadil: Commissioner Dehaas.

Commissioner Dehaas: I don't see any reason.

Chairman Sadil: Ok. So, with that being said, we move to a motion on Application 2023-13: For Construction Of A 18' X 36' Ft Inground Pool, With Poured Concrete Patio In The Upland Review Area (URA) At 9 Grandview Drive. Applicant/Owner/Contact: Michael Giraulo for not a public hearing.

Motion: The activity will have no significant impact to the regulated area and will not require a public hearing.

Chairman Sadil: May I have a motion for that?

Commissioner Bachand: I make a motion to accept, I mean, that the public hearing is not required.

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

Commissioner Wemett: I'll second.

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

Commissioners: Aye.

Chairman Sadil: Opposed? Abstentions? It passes unanimously.

Mr. Hinckley: All right we will see you next month.

Mr. Giraulo: Excellent, thank you. I appreciate everyone's time.

Commissioner Wemett: That's a big pool.

Chairman Sadil: Moving on to Section VII, Old Business.

VII. OLD BUSINESS

Chairman Sadil: Seeing none. Um...Section VIII. Applications Scheduled For Public Hearing. Application 2023-10: Wetland Map Amendment At 220, 226, 226 Rear & 244 Kitts Lane, Applicant: Premier Real Estate Services, LLC, Owner: 220 Kitts Lane LLC, 226 Kitts Lane LLC, Kitts Lane Small Parcel LLC, Kitts Lane Large Parcel LLC, Contact: Patrick Snow.

Mr. Hinckley: Each parcel has a different LLC.

Chairman Sadil: Application 2023-10 Public Hearing Originally Scheduled for October 17, 2023 has been rescheduled to November 21, 2023.

VIII. APPLICATIONS SCHEDULED FOR PUBLIC HEARING

A. Application 2023-10: Wetland Map Amendment At 220, 226, 226 Rear & 244 Kitts Lane, Applicant: Premier Real Estate Services, LLC, Owner: 220 Kitts Lane LLC, 226 Kitts Lane LLC, Kitts Lane Small Parcel LLC, Kitts Lane Large Parcel LLC, Contact: Patrick Snow.

Application 2023-10 Public Hearing Originally Scheduled for October 17, 2023 has been rescheduled to November 21, 2023.

Mr. Hinckley: Each parcel has a different LLC.

Chairman Sadil: Application 2023-10 Public Hearing Originally Scheduled for October 17, 2023 has been rescheduled to our regular meeting on November 21, 2023.

Mr. Hinckley: And I'll just, if I may Mr. Chairman, I'll just make the comment that the documents and application are available online through the town website so anyone from the public can look at that and with any questions please feel free to call the planning office.

Chairman Sadil: Thank you for that. Moving on to section 9 Public Participation On Non-Agenda Items, each speaker limited to two minutes.

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

Chairman Sadil: Mr. Hinckley, is there anyone online with their hand raised?

Mr. Hinckley: There is someone online, but they do not have their hand raised.

Chairman Sadil: Ok, we'll move on to Communications and Reports.

X. COMMUNICATIONS AND REPORTS

A. Agent Communications

Chairman Sadil: Mr. Hinckley do you have anything to report this month?

Mr. Hinckley: So I did do a couple of agent approvals, one at 325 Hillcrest Avenue for a shed in the URA, and the other was at 312 Willard Avenue for a deck in the URA.

Chairman Sadil: Thank you. Moving on to Item B. Town Council Liaisons Communications.

B. Town Council Liaisons Communications

Chairman Sadil: Councilor Budrejko do you have anything to report this month?

Councilor Budrejko: The town engineer gave a very comprehensive report about ongoing projects around town.

Mr. Hinckley: He talked about the Grants, he talked about Robbins Avenue, he didn't talk about Camp Avenue, but that came up. The main thing, and we're trying to hit more on those topics in the Planning Commission meeting, we try to give an update at least once a month of the ongoing projects.

Chairman Sadil: Ok. Is Councilor Radda online?

Councilor Radda: Yes, I am. I have nothing further to report.

Chairman Sadil: Ok, thank you. With that said, moving on to Item C. Pond Life Research and Education.

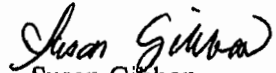
C. Pond Life Research And Education

Chairman Sadil: Since Commissioner Paskewich is absent this evening, we will skip over that item. Moving on to Item XI. Adjournment. May I have a motion to adjourn?

XI ADJOURNMENT

Motion to adjourn by Commissioner Dehaas. Seconded by Commissioner Bachand. The meeting adjourned at 7:31 p.m.

Respectfully submitted,


Susan Gibbon
Recording Secretary