

**CONSERVATION COMMISSION &
INLAND WETLAND AGENCY MINUTES
March 22, 2022**

I. CALL TO ORDER

Mr. Moeling called the meeting to order at 6:00 p.m.

II. ROLL CALL

Ms. Cherichetti took the roll call.

PRESENT: John Moeling, Chair; Steve Klocke, Vice Chair; Ed Holowinko; Cheryl Brown; Matt Pentz; Jennifer Balliett; Kathryn Knight and Matt Merluzzi (6:04PM)
Alexis Cherichetti, staff

Mr. Moeling welcomed Ms. Knight to the Commission. He noted he had recently read about a trend to not have video on during digital meetings. He stated that during the meeting, all participants are strongly encouraged to have their video on. He stated it was important to be as fully present during these public meetings as possible.

III. PUBLIC COMMENT

There were none.

IV. RECEIPT & DISCUSSION

There were none.

V. DISCUSSION &/OR DECISION

- a) **#S22-591 – 14 Appletree Lane – Grumman Engineering** – Construction of a new residence, with associated grading and stormwater management, adjacent to a wetland and watercourse

Ms. Cherichetti recalled the discussion on the application during the previous two meetings. She noted they were waiting for approval of the on-site septic and drainage plan from the Health Department and DPW, respectively. She acknowledged that she and the applicant had stated they would discuss changes to the site plan after the last meeting, but they have not done so yet. No revised site plan has been submitted yet.

Dean Martin, Grumman Engineering, stated they had received approval by the Health Department but is still awaiting DPW approval. He stated he would prepare a revised site plan to address the Agency's comments regarding landscaping for the next meeting.

- b) **#S22-593 – 1 Old Kings Highway – Glazer Group LLC** – Construction of a new residence adjacent to the Silvermine River

Mr. Moeling noted that he still has questions about this proposal.

Ms. Cherichetti stated the applicant had recently submitted a site plan and drainage report, adding that previously a survey with proposed elements was submitted. She noted the site plan now included stormwater management and the proposed location of the on-site septic system.

Ms. Cherichetti displayed the previously submitted survey and the newer site plan. She pointed to the silt fence location that was moved closer to the river to accommodate the drainage system, and noted it would now be about twenty-five (25) feet from the river.

Andy Glazer, applicant and property owner, stated the application was pretty straightforward and was for a simple single-family house.

Ms. Cherichetti stated her concern was clearly defining the limit of lawn and manicured areas. She noted the Agency often stated the silt fence line would be the limit of disturbance, but here she was unsure of the extent of landscaping activities the applicant had in mind.

Ms. Cherichetti displayed 2019 aerial photographs of the site. She pointed to the previously existing, now demolished house and the area of lawn. She also pointed to the landscaping that occurred at adjacent 3 Old Kings Highway, where the applicant had also built a new house. She stated she wished to avoid the lack of detail and resulting wetland violation that occurred at that property.

Mr. Glazer asked what kind of mandate or regulation would require a buffer, or if it were just a request. He added that he would want it to be natural but nice looking, since he lived across the river.

Ms. Cherichetti described the permit review process laid out by state statute and local regulation.

Mr. Glazer stated he probably plant wildflowers and indigenous grasses about twenty feet wide from the river.

Mr. Klocke sought clarification regarding the applicant's proposed landscaping, wondering if the area closest to the river would be left alone or would be altered with the plantings Mr. Glazer described.

Mr. Glazer noted the shoreline is rocky and he would want something natural, like field grass and wildflowers.

There was extended discussion regarding the proposed landscaping, river buffer and the information needed to be shown on the plan.

Ms. Cherichetti noted the plan should be clear. She also noted they were still awaiting

Ms. Knight asked about the limit of disturbance associated with the drainage system relative to two of the existing trees. There was concern the plan did not provide sufficient tree protection to adequately protect the trees from harm during construction. Ms. Glazer thought the distance was good enough.

***** MR. KLOCKE MADE A MOTION TO AMEND THE AGENDA TO SKIP TO MINUTES AND THE REMAINDER OF THE ITEMS OTHER THAN PUBLIC HEARINGS.**

***** MR. MOELING SECONDED THE MOTION.**

***** MOTION APPROVED UNANIMOUSLY.**

VI. MEETING MINUTES

- a) February 22, 2022 meeting minutes
- b) March 8, 2022 meeting minutes

Mr. Moeling suggested a small correction regarding a date referenced and the page numbering in the March 8th minutes.

***** MR. MOELING MADE A MOTION TO ACCEPT, AS AMENDED, BOTH MEETING MINUTES.**

***** MS. BALLIET SECONDED THE MOTION.**

***** MOTION PASSED UNANIMOUSLY.**

V. COMMENTS OF STAFF

- a) Report of the Senior Environmental Officer

Ms. Cherichetti gave a recap of some of the resiliency activities Planning & Zoning staff are engaged in. There was some discussion regarding types of flooding. She reviewed some of the activities of the Ad Hoc Committee.

She added the Rec & Parks Department was engaged in a Master Plan of Parks. She would meet with that Department's Director later in the week to encourage they reach out to the Conservation Commission for insight into the City's open space. There was discussion regarding the public's desire for more nature walking trails and trail connectivity.

VII. COMMENTS OF COMMISSIONERS

a) Report of the Commission Chair

Mr. Moeling discussed the DEEP Inland Wetland training course.

At 6:40PM, the Commission determined they should go into a recess until the commencement of the 7PM public hearing.

***** MR. MOELING MADE A MOTION TO RECESS UNTIL 7:00PM.**

***** MS. BROWN SECONDED THE MOTION.**

***** MOTION PASSED UNANIMOUSLY.**

Mr. Holowinko announced he would no be able to attend the public hearing.

At 7:00PM the meeting resumed.

VII. PUBLIC HEARINGS

a) #S22-592 – 47 Richards Avenue/651, 667 & 677 Connecticut Avenue – MBI – Proposed demolition of existing buildings and parking lot and construction of new multi-building retail development with associated parking and stormwater management adjacent to a wetland and watercourse

Mr. Moeling provided an overview of the public hearing process and purpose. He reviewed the Agency's jurisdiction.

Ms. Cherichetti called the roll for the public hearing.

PRESENT: John Moeling, Chair; Steve Klocke, Vice Chair; Cheryl Brown; Matt Pentz; Jennifer Balliett; Kathryn Knight and Matt Merluzzi

Ms. Cherichetti noted the public hearing had been properly noticed in the newspaper and the applicant had shown they had mailed notice to all abutting property owners. She further reviewed the purpose of the hearing and the protocol for commenting in the digital format.

Tim Onderko, Langan Engineering, represented the applicant and noted Matt Gustafsan, Soil Scientist, was also present. He displayed an aerial photograph of the site and vicinity, and described the existing conditions of the site. He used the same photo to discuss the location of the wetlands and watercourses in the vicinity of the subject site. He displayed site photographs of the wetland areas.

Mr. Onderko then displayed the aerial photo with an overlay of the proposed development. He described the proposed development and the associated improvements. He described the extent of regulated activities that were proposed within the upland review areas. He zoomed into the upland review area near the wetland/watercourse system to the south of the property. He noted the impervious area within the review area would decrease.

Mr. Onderko described details of the proposed stormwater management system and described the various practices that would be deployed to improve water quality and retain runoff.

Mr. Moeling asked about snow removal management and whether snow would be pushed near the wetland and watercourse. Mr. Onderko described the proposed management and operation.

Mr. Pentz asked about the direction of flow of the off-site watercourse in the I-95 right-of-way.

Mr. Onderko reviewed the proposed landscaping plan.

Matt Gustafson, All-Points Technology, described the wetland and watercourse. He provided an assessment of wetland functions and values for the two watercourse systems.

Mr. Pentz asked about the primary traffic patterns and if the accessway within the buffer would be the main entrance. Mr. Onderko reviewed the proposed patterns for vehicular circulation.

Ms. Balliett had questions about the access off of Keeler Avenue and the drainage capture in that location.

Mr. Moeling invited members of the public to speak. None of the attendees indicated they wished to speak.

***** MR. MOELING MADE A MOTION TO CLOSE THE PUBLIC HEARING.**

***** MR. PENTZ SECONDED THE MOTION.**

***** MOTION PASSED UNANIMOUSLY.**

VIII. DISCUSSION/DECISION II

- a) **#S22-592 – 47 Richards Avenue/651, 667 & 677 Connecticut Avenue – MBI** – Proposed demolition of existing buildings and parking lot and construction of new multi-building retail development with associated parking and stormwater management adjacent to a wetland and watercourse

Mr. Moeling stated that he felt it would be best if no snow was piled within the wetland buffer along the southern property line. He asked for any other comments.

VIII. ADJOURNMENT

***** MR. MOELING MADE A MOTION TO ADJOURN.**

***** MR. PENTZ SECONDED THE MOTION.**

***** THE MOTION PASSED UNANIMOUSLY.**

Meeting adjourned at 7:43PM.