

**CONSERVATION COMMISSION &
INLAND WETLAND AGENCY MINUTES
March 8, 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; Steve Klocke, Vice Chair; Jennifer Balliett; Cheryl Brown; Matt Merluzzi;
and Matt Pentz
Alexis Cherichetti and Amelia Williams, staff

III. PUBLIC COMMENT

There were none.

IV. RECEIPT & DISCUSSION

- 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 invited the applicant to present the proposal.

Tim Onderko, Langan Engineering, introduced himself and other representatives of the applicant at the meeting tonight. He described the conditions of the property currently, pointing out the location of the current MBI, Inc. building and buildings that currently house an urgent care center and ‘Lumber Liquidators’. He pointed to the location of the wetlands and watercourses, noting the wetland and intermittent watercourse system to the south of the property in the I-95 right-of-way, as well as the intermittent watercourse at Keeler Avenue. He showed site photographs of the wetland and watercourse areas.

Mr. Onderko then displayed and described the proposed site development plan. He described the proposed demolition of existing buildings and the construction of new buildings and a parking deck. He noted there would be a slight reduction in the size of the building footprint at 47 Richards Avenue.

He displayed a map outlining the wetland impacts and noted there would be about 6,000 square feet of new pervious area in the upland review area. In describing the stormwater management, he observed there was currently no water quality improvements at the MBI site and no retention of run-off from the other properties. He displayed the stormwater drainage plan and highlighted the proposed elements for stormwater capture and renovation.

Mr. Onderko displayed the landscaping plan and described the proposed meadow mix and tree/shrub planting.

Mr. Moeling encouraged Commissioners to ask any questions about the proposal so far. He asked about the topography of the area along I-95 and if it was steep.

Mr. Onderko stated there was not a significant change in grade. He further described the existing drainage patterns.

Mr. Moeling asked where the intermittent watercourse went. Mr. Onderko noted a CT DOT review would be needed and observed there were multiple small culverts along the northern side of I-95.

Mr. Klocke asked if perhaps the Commission should require a second opinion regarding the stormwater runoff and its impact to the wetland and watercourse.

There was some discussion regarding the runoff and Mr. Onderko noted runoff from the site would be decreased with the proposal.

Matt Gustafson, soil scientist with All Points Technology, spoke about the wetland area. He stated there would be no direct impacts to the wetland. He discussed the proposed reduction of impervious cover in the upland review area and the treatment of stormwater. He concluded there would not be any likely negative impacts to the wetland area. There was general discussion regarding the stormwater plan and the wetland area.

Ms. Cherichetti stated the application is a Significant Permit application and does require a public hearing. The notice of the hearing was discussed.

*** **MR. MOELING MADE A MOTION TO SCHEDULE A PUBLIC HEARING FOR THE NEXT MEETING OF MARCH 8, 2022.**

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

*** **MOTION PASSED UNANIMOUSLY.**

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

Andy Glazer, applicant and property owner, described the property as being currently vacant, since he had recently demolished the old house that had been there. He stated there would be very little grading and that the trees would remain between the proposed house and the river.

Ms. Brown asked if the house was served by an on-site septic system.

Mr. Glazer replied he was working with the Health Department to get approval for the septic.

Ms. Cherichetti stated there currently was not an approved septic plan nor a stormwater drainage plan.

The Commission encouraged Mr. Glazer to complete those items, since they were necessary for the Commission's review.

V. DISCUSSION &/OR DECISION

a) **#S22-590 – 467 Connecticut Avenue – Chick-Fil-A** – Reconfiguration of drive-thru and parking area, with associated grading, adjacent to wetlands and watercourse

Mr. Moeling stated that he had recently visited the site and was pleased to see it was reasonably kept up. He also noted there was a traffic problem, but that perhaps the Commission could adopt a resolution that would move the applicant along in remedying the problem.

Mr. Klocke asked about the treatment of areas between the building and the watercourse. He recalled the previous discussion regarding meadow mix instead of sod.

Dan Pederson, Bohler Engineering, noted the alterations to the proposed planting plan and planting schedule. He explained there was concern the meadow mix would find that strip too dry. There was discussion regarding the proposed planting.

***** MR. MOELING MADE A MOTION TO APPROVE THE PERMIT APPLICATION WITH THE ADOPTION OF THE RESOLUTION IN MS. CHERICHETTI'S MEMORANDUM.**

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

***** MOTION PASSED UNANIMOUSLY WITH ONE ABSTENTION (MERLUZZI).**

b) **#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 noted the applicant submitted a revised plan and paid the filing fee yesterday. She noted Health Department and DPW approvals were still needed.

Mr. Moeling asked if the two trees in the upland review area would be removed.

Dean Martin, Grumman Engineering, displayed the site plan and pointed to the revisions. There was discussion regarding noting the proposed species and general location of the replacement trees. The caliper and number of trees were discussed and Mr. Martin was encouraged to include some further revisions.

VI. MEETING MINUTES

a) February 22, 2022 meeting minutes.

Acceptance of the minutes was tabled to the next meeting.

V. COMMENTS OF STAFF

a) Report of the Senior Environmental Officer

There were none.

VII. COMMENTS OF COMMISSIONERS

a) Report of the Commission Chair

Mr. Moeling welcomed Matt Merluzzi, newly appointed member of the Commission.

Mr. Pentz noted the \$50,000 capital budget request for funding of the Open Space Fund.

Mr. Moeling discussed implementation of the open space funding with a fee on property transfers, a mechanism provided in Senate Bill 6441.

Ms. Cherichetti noted she had been reviewing the adopted Public Act and suggested she and Mr. Moeling meet to discuss.

Mr. Moeling also noted the formation of an Ad Hoc Committee on Resiliency and Sustainability by the Common Council. Ms. Cherichetti said she would give an update on sustainability-related initiatives in the City.

Mr. Pentz stated an update on SB 6441 would be good, as would be further discussion on ways to increase the Open Space Fund.

VIII. ADJOURNMENT

***** M. KLOCKE MADE A MOTION TO ADJOURN.**

***** MS. BALLIETT SECONDED THE MOTION.**

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

Meeting adjourned at 7:21PM.