

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
MAY 16, 2016**

ROLL CALL:

Members Present: Eric Prause, Chairman
Jessica Scorso
Timothy Bergin

Alternate Members Sitting: Julian Stoppelman
Teresa Ike

Alternates: Patrick Kennedy

Absent: Andy Kidd, Vice Chairman
Michael Stebe, Secretary

Also Present: Mark Pellegrini, Director of Planning and
Economic Development
Renata Bertotti, Senior Planner
Matthew Bordeaux, Wetlands Agent
Katie Williford, Administrative Secretary

NEW BUSINESS:

TOLLAND TURNPIKE ASSOCIATES LIMITED PARTNERSHIP – To fill and grade 362
Tolland Turnpike. – Erosion and Sedimentation Control Plan (2016-049)

Mr. Ozzie Torres, a professional engineer with Meehan & Goodin, presented the application. Mr. Torres said an erosion control plan was prepared to accommodate fill material being excavated from the abutting property. He stated the parcel is 4.2 acres, and the material will be spread out within about 2.5 acres. Material would be stockpiled in a corner of the parcel, then spread to fill the area, he said. The slope is 4% at the upper portion of the parcel, then there is a change in grade and a slope of about 10%, Mr. Torres said. Erosion control measures would be installed along the slope of the parcel into a stilling basin which will be removed once the side is stabilized. Along the swale, check dams are proposed every 50 feet. Existing catch basins will be protected with silt sacks and hay bales, Mr. Torres said. Mr. Torres stated that the applicant had accommodated everything required by the Town staff so far, and had agreed to comply with the most recent four staff comments submitted to them. He summarized that the erosion control plan is to stabilize the soil as it is being spread.

Mr. Stoppelman asked how close to the Hockanum River work would be done. Mr. Torres replied, looking at the distance from Tolland Turnpike to the end of this portion, it would be at least twice that distance to get to the river. Mr. Stoppelman asked if the trail would be affected and Mr. Torres confirmed it would not. Mr. Prause asked if the sediment trap on the far south would be permanent and Mr. Torres replied it would be temporary, until the soil is stabilized and there is vegetation that will take care of soil movement. In response to questions from Mr. Prause, Mr. Torres said the grades show a large swale along the middle of the parcel and there is a drive for maintenance purposes. By filling the swale and making it more of a ridge, the applicant would create a swale along the edge, and that is where there would be check dams every 50 feet.

Ms. Bertotti said staff recommended approval subject to modifications specified in a memo from Michelle Handfield. The applicant agreed to address those comments and they can be addressed on the final mylars, she said.

Erosion and Sedimentation Control Plan (2016-049)

MOTION: Mr. Stoppelman moved to certify the erosion and sedimentation control plan with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Civil Engineer, dated May 10, 2016 to Renata Bertotti.

Ms. Scorso seconded the motion and all members voted in favor.

BRAD BOYLE – For enlargement of usable lawn area, driveway retention, and back yard improvements at 52 Kent Drive. – Inland Wetlands Permit – Determination of Significant Impact (2016-055); Inland Wetlands Permit (2016-055)

Mr. Ron Poulin of Pitch Perfect Landscape, the agent for the applicant, presented the proposal. He said the plan was to bring in fill to continue the same grade that is in the rear of the house. The slope created with the fill would be seeded to establish vegetation on the hill to help retain it, and a silt fence would be put on the border. A straw mat would be put on the slope for stabilization during the process, he said. The goal would be to bring the fill in over a two or three day period and then stabilize it. Two- to three-inch round stone and some ornamental grasses are proposed on the driveway to protect the side of the driveway which is already existing and has no erosion problem, Mr. Poulin said. Upon completion, the rear area would be seeded and a privacy fence would be put around the border. An erosion control mat would be included there also. After the driveway, there would be limited plantings, a mulch bed, fence, a lawn area, fence, and then a slope that will be seeded with a slope mix that with a 5-7 day germination.

Mr. Prause asked about the impact on the driveway and why this is needed to protect the existing driveway. Mr. Poulin replied it is for landscaping and creating a flat area. In the future, the Boyles want to replace the driveway with a paver driveway with a heating element. The main purpose of the landscaping is not for retention of the driveway, but rather to protect it for investment down the road. There has not been any erosion, he said; this is more for landscape improvement.

Mr. Prause asked about the river rock mentioned in Mr. Bordeaux's memo. Mr. Poulin said there is currently just bare soil there and the applicant proposes to put two- to three-inch stone along the side of the apron of the driveway. Mr. Prause asked if part of the area is in the wetlands and Mr. Poulin replied that the corner of the lot designated as wetlands would have fill on it. Mr. Bordeaux said the Town's official map has a swath of wetlands running north to south between the homes at the bottom of Kent Drive and Kenny Road Soccer Field. There is a low lying area at the bottom of the hill where historically it was wetter than it is now, Mr. Bordeaux said. There are small patches where water would stand for longer periods that would have wetlands functions and values, but the slope at the back of the property at 52 Kent Drive is too steep to retain water, he said. Mr. Bordeaux said he did not have a soil scientist assess the soil types because he did not see this project as a threat to wetlands areas, due to the scale of the project and because the wetlands are so much further down slope. The entire project is in the

upland review area and a portion is within a Town designated wetland, but for all intents and purposes this is not a wetland, Mr. Bordeaux said.

Mr. Prause asked whether raising this area by putting fill in would affect the wetlands or cause any functional difference and Mr. Bordeaux said it would not. He said he checked whether flows off the driveway would be redirected or if erosion controls would be inadequate and cause the fill area to fail, but he did not think either of those items would be an issue. Mr. Stoppelman asked how significant this wetland is as a whole. Mr. Bordeaux said he I didn't walk the entire thing but there is a lot of drainage coming off the soccer fields. Stormwater drainage comes from the entire neighborhood to the east and north and there are point discharges closer to Kennedy Road. It could be a lot wetter to the southern extent, Mr. Bordeaux said. Because of slopes closer to 52 and 46, not a lot of water is retained long enough, he said.

Mr. Stoppelman asked Mr. Bordeaux if he saw any signs there would be pollution and if the wetland offered anything unique or having demonstrable scientific or educational value. Mr. Bordeaux said no, it's an overgrown wooded area with invasive vines that have caused damage in past storms. It is not a desirable area for walking trails and he did not see it as having high educational value. Regarding pollution, Mr. Bordeaux did not think there was a threat of a mass washout or failure of the slope to cause pollution.

Mr. Prause noted that Mr. Bordeaux's memo mentioned that there were more wetlands in the area and a drain was added at some point. Mr. Bordeaux said that may have played a role in draining the area but he could not find any hard evidence. The property owner said there was a trench drain installed historically that was probably to collect sheet flow from the soccer field, Mr. Bordeaux said. He guessed that historically it was probably a larger swath of wetlands widthwise, but that is not the case anymore. In response to a question from Mr. Prause, Mr. Bordeaux confirmed that no soil scientist looked at this. Based on the slope of backyard from Kent Drive to the low point which is beyond the residential property, Mr. Bordeaux didn't see any point where water would gather. Ms. Scorso noted that Mr. Bordeaux's evaluation probably took place recently, when there had been a lot of rain. Mr. Bordeaux confirmed it had rained prior to his visit to the site and it was not mucky there.

Mr. Bordeaux said there were no outstanding staff comments during the review process. If approved, this activity could certainly be completed within one year but the permit would be good for five years, he said.

Mr. Prause asked if Mr. Bordeaux recommended any type of marking in the area to show it is an existing wetland. Mr. Bordeaux replied that the limits of the fill area have been staked out and there will be silt fence just beyond that point which will serve as a limit.

Inland Wetlands Permit – Determination of Significant Impact (2016-055)

MOTION: Mr. Bergin moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2016-055 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stoppelman seconded the motion and all members voted in favor.

Inland Wetlands Permit (2016-055)

MOTION: Mr. Stoppelman moved to approve the inland wetlands permit. Ms. Scorso

seconded the motion and all members voted in favor.

The reason for the approval was that the proposed activity does not disturb the natural or indigenous character of the land by significant impact or major effect.

The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.

ADMINISTRATIVE REPORTS

Ms. Bertotti said a hearing is planned for June 20th on the proposed zoning regulation amendment relating to vending. The Zoning Board of Appeals brought up the issue of food trucks parking permanently overnight year-round, and this is an attempt to address that as well as some other temporary uses, such as fireworks sales, that come before the ZBA and PZC. Staff is still researching home-conducted occupations, Ms. Bertotti said. Staff is also doing further research on signs as directed by the Commission at the last meeting, in response to a letter submitted by a Town resident.

Mr. Pellegrini said amendments were made previously to the Industrial zone to allow breweries, brewpubs, and brewery/restaurants. He said there are locations where there are industrial buildings that are not in Industrial zoned districts. One example is the Historic zone, where industrial uses are permitted by special exception but are limited to light industrial uses. A brewery wouldn't fit into that category. Mr. Pellegrini asked to Commission to think about the possibility of allowing breweries and brewpubs as a special exception use in the Historic zone. He noted that most breweries are relatively small and they tend to do well in off-locations because they do not depend on highway access or visibility. This use could be a good fit in some underutilized mill buildings, he said. Mr. Pellegrini noted that Town staff have received some inquiries about breweries in these districts. Mr. Stoppelman asked about brewery restaurants and Ms. Bertotti said those are allowed. Mr. Pellegrini said it is the brewery part that is not allowed. Mr. Stoppelman said he thought it was a good idea and Mr. Kennedy agreed that it would be a good fit because of the proximity to the mill apartments, the nature of the district, and the proximity to downtown.

RECEIPT OF NEW APPLICATIONS

There were no new applications.

The Chairman closed the business meeting at _____p.m.

I certify these minutes were adopted on the following date:

June 6, 2016 _____
Date

Eric Prause, Chairman

**NOTICE: A DIGITAL RECORDING OF THIS BUSINESS MEETING CAN BE HEARD
IN THE PLANNING DEPARTMENT.**