



the construction of a 13-lot subdivision on Mapleton Avenue with the following conditions:

Suffield Conservation Commission stipulations 1-11 shall apply. (copy attached).

12. A preconstruction meeting shall be held on site after soil and erosion controls have been installed and the wetland boundary reflagged. The meeting shall be attended by the Commission members and/or their consultant, the applicant, and the site contractor.

13. A soil and erosion control specialist shall be hired by the applicant to submit reports to the Commission biweekly during construction of the roadway and infrastructure. Reports shall be submitted after every ½” or more storm event during home construction.

14. After approval by the Suffield Zoning and Planning Commission, the applicant shall submit a final set of plans to the Suffield Conservation Commission with the SCC approval letter on the front cover of the plans.

15. Lots five and six shall have placards placed along the wetland boundary to further identify the wetland area. Also required is the planting of a vegetative buffer to protect the wetlands on lots five and six, where grading is proposed up to the wetland boundary.

The Commission has on record a report from the Town Engineer regarding the proposed storm water drainage system as it pertains to potential wetland impacts and a report from Professional Soil Scientist John Ianni regarding the small isolated wetland area south of lot 5. Based on this report, the Commission has no problem with this isolated area being eliminated due to its manmade nature and low value.

Plans of record are entitled “Roan Hill farm, dated January 4, 2016, sheets 1 – 13A, by Shreenath Associates, Civil Engineer, and DuFour Surveying, land Surveyor”.

This property is located on the west side of Mapleton Avenue, nearest intersection being Lise Circle, Assessor’s Map Numbers 51, Block 42, Lot 23. This permit is granted in a Summary Ruling as it is the Commission’s determination that project as proposed shall not have long term negative impact on wetland areas. The applicant has paid a filing fee of \$ 1,275.00. This permit shall expire on March 8, 2020.

The motion was made and carried unanimously.

**PUBLIC HEARING 7:00 P.M.):**

**Permit # 1628 – F & L Construction – 9 Lot Subdivision – South Street. This property is located on the west side of South Street, nearest intersection being Wainscot Lane. Assessor’s Map Number Block 34, Lots 4 & 5.**

Consultant Morris read the legal notice and gave a brief history of the application. Each Commissioner has a copy of a report by the Town Engineer on the proposed drainage system and how it relates to potential wetland impacts. Consultant Morris stated that the wetland boundary has been previously approved last year through the map amendment public hearing process.

The applicant’s representative Ed Lally then gave a brief overview of the proposal. Numerous meetings with town staff have resulted in the current plan. After discussions with the neighbors to the south it was decided that a berm would be proposed along the southern property line for privacy. This involves the elimination of a small isolated wetland area. Professional Soil Scientist Tom Pietras then presented his report on this small isolated wetland area. Due to its size and location it has very limited value. Mr. Lally then stated that based on a suggestion from the Commission’s agent, as mitigation for eliminating this small wetland area a vegetative buffer is being proposed along the 50 ‘ upland review boundary on lot 9 in order to protect the existing wetland area and to provide wildlife habitat. In addition, the lot would have a deed restriction placed on it to insure that no future activity will occur on the lot within the wetland area and the land to the west of the intermittent stream. Mr. Lally then submitted copies of the proposed deed restriction and an agreement with the property owners to the south, to the Commission.

Mr. Lally then gave a brief overview of the proposed storm water drainage system.

Acting Chairman Noble then opened the meeting up to the public:

Judy Golab, 19 Wainscot Lane – asked about the proposed erosion controls on site. Ed Lally went over the proposed erosion controls on site.

Rich Zipoli, 127 Prospect – had concerns with the outfall at the cul de sac area. Mr. Lally explained how the level spreader at the outfall is designed and how it works.

Dave Tagliavini, 149 prospect Street – Asked that the trees be located in the area of the outfall and if necessary, that the outfall be moved in order to prevent any trees from having to be removed. Mr. Lally agreed to have the trees located and put on the plan for the next meeting.

After discussion, Vice Chairman Neilson made a motion, seconded by Commissioner Reilly, to continue the public hearing until the March 22, 2016 meeting of the Commission, at 7:00 P.M. The motion was made and carried unanimously.

**CONSULTANT'S REPORT**

Consultant Morris discussed the Commission vacancies. He has been told by the First Selectman's office that the positions will be posted to give residents an equal opportunity to join the Commission.

**APPROVAL OF MINUTES FROM FEBRUARY 23, 2016 MEETING**

Vice Chairman Neilson made a motion, seconded by Commissioner Cashinghino, to approve the minutes as written. The motion was made and carried unanimously.

**PUBLIC COMMENT:**

There was no public comment.

**ADJOURNMENT**

Commissioner Cashinghino made a motion to adjourn the meeting, seconded by Commissioner Reilly. The motion was made and carried unanimously. The meeting was adjourned at 8:25 P.M.

Respectfully submitted by  
Norm John Noble

Recording Secretary