

**Agenda**  
**Town of West Hartford**  
**Conservation and Environment Commission**  
**Meeting Agenda**  
**May 20, 2019, 7:00 PM**  
**Town Hall, Council Chambers, Room 314**

1. Roll Call, Commission members present and absent

- Meeting called to order at 7:06 P.M.
- Members present: Stefanie Keohane; Matt Macunas; Ted Newton; Liz Wilcox.

2. Approval of CEC Meeting Minutes from April 29, 2019

- Motion by Keohane, second by Newton

3. New Business:

- **983 New Britain Avenue** – Application (IWW #1104), of Andrew E. Kearns (Attorney) on behalf of West Hartford No. 1, LLC, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a watercourse, the Piper Brook. The applicant proposes site regrading and soil excavation in a parking lot area within the 150 ft. upland review area. The work seeks to increase the flood storage capacity of the area, a requirement triggered by an off-site development proposal. (Submitted for IWWA receipt on May 6, 2019. Determined to be potentially significant and scheduled for public hearing on June 3, 2019.)

Attorney Andrew Kearns appeared on behalf of the applicant. The CEC questioned the anticipated construction timeline; retaining wall and screening issues; site history and explored use.

- **Town Right-of-Way just South of Mountain Road & Albany Avenue, and 5 Old Oak Road – Culvert – Town of West Hartford** – Application (IWW# 1102), of the Engineering Division of the Town of West Hartford, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The applicant is proposing to widen Mountain Road North & South of Albany Avenue to provide an additional travel lane and complete streets improvements. This work requires the existing box culvert carrying Mountain Farms Brook under Mountain Road to be extended and additional grading within the 150 ft. upland review area. (Submitted for IWWA receipt on May 6, 2019. Determined to be potentially significant and scheduled for public hearing on June 3, 2019.)

Town Engineer Duane Martin and engineer Greg Sommer appeared as applicants to present. This state-supported project widens two approaches of Mountain Road to the intersection at Albany Avenue. Retaining wall and culvert extension work is within the upland review area.

Culvert extension work will include an inward bend to one wing wall to help maintain natural streamflow and prevent erosion, and a sectionalized approach to the culvert extension so as to

maintain streamflow at any point during the project. The culvert will use pre-cast concrete except for cast-in-place joining elements. The CEC inquired into the box culvert characteristics; the extent of improvements and pedestrian crossings; sidewalk versus bicycle lane decisions and abutter input; Complete Streets policy requirements and ratification process; and traffic disruption potential during construction.

- **380 Tunxis Road (a.k.a. Middle Road, Farmington)** – Application (IWW#1097) of Orchard Heights Developers, LLC, (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The applicant is proposing a six (6) lot subdivision with associated site improvements, including a proposed public cul-de-sac street, stormwater/drainage and site grading on an approximately 2.6 acre parcel of land. Much of the proposed work is within the 150' upland review area. (Submitted for IWWA receipt on March 4, 2019. Determined to be potentially significant and scheduled public hearing on April 1, 2019, hearing opened and immediately continued to May 6, 2019 and again to June 3, 2019.)

Alan Bongiovanni and Jeff Webster appeared on behalf of Orchard Heights Developers, LLC. The CEC reviewed the wetlands and soil scientist reports, and discussed the Town's requests regarding water flow and plan changes since the CEC last heard this applicant at the March 25, 2019 meeting.

#### 4. Meeting Adjournment at 8:15 P.M.