

Agenda

**Town of West Hartford
Conservation and Environment Commission
Meeting Agenda
March 25, 2019, 7:00 PM
Town Hall, Council Chambers, Room 314**

The Commission was called to order at 7:05 P.M.

1. Roll Call, Commission members present: Stefanie Keohane, Matt Macunas, Ted Newton, Emilee Scott
2. Old Business: T. Newton moved to adopt the minutes from the from January 2, 2019 meeting, and E. Scott seconded.
3. New Business:
 - **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, storm water/drainage and site grading on an approximately 2.6 acre parcel of land. Much of the proposed work is within the 150' upland review areas. (Submitted for IWWA receipt on March 4, 2019.)

Applicant was represented by Alan Bongiovanni, Orchard Heights Development, LLC. The property consists of 2.6 acres located in the in R10 zone, and includes one single-family residence surrounded by manicured lawn. Applicant intends to create six single-family residential lots accessed by a new 350-foot road connecting to Tunxis Road. The Applicant is in the process of determining whether water will be provided by wells or by the MDC system.

The property generally slopes west to east, with a high point in the middle. Cutting will be done along the western side of the property, in the rear of the planned residences, to allow the residences to be level with the proposed street. The Applicant received a number of technical comments from the Town and is in the process of addressing them. Applicant will ask for a waiver of sidewalk requirements, as no sidewalks exist in the area.

Wetlands are adjacent to subject property but not on it. Large dyke built by state as flood control in 1940-50s. Some land contains hydric soils. Biologist will submit

report to the town. Map amendment done in late 1980s to show further-away wetland property. Not permission to flag adjacent property however. The project was initially designed with a 70-foot right-of-way, but now includes a 90-foot right-of-way to allow a greater buffer between the residences and wetland areas to the east. A mature hedge of hemlocks exists on the property, but it is in poor condition and additional plantings are planned along the proposed street and on the south and east sides of the property. Stormwater will be collected in street drains and directed to underground storage for flow control, then directed to a bioswale for polishing and nutrient removal.

- **1678 Asylum Avenue - University of St. Joseph** – Application (IWW#1099) of Shawn Harrington, on behalf of the University of Saint Joseph, requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on March 4, 2019.)
- **1678 Asylum Avenue - University of St. Joseph** – Application (IWW# 1100) of Shawn Harrington, on behalf of the University of Saint Joseph, 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 proposes the replacement of the existing athletic field and track with the installation of a new synthetic turf field with lighting and associated drainage improvements. Portions of the proposed activity are within the 150 ft. upland review area. No direct wetlands impacts are proposed. (Submitted for IWWA receipt on March 4, 2019.)

Applicant was represented by Shawn Harrington, Sr. VP Finance and Strategy for University of St. Joseph, and John McMeeking of SMRT Architects and Engineers. Applicant proposes to remove the present impervious running/walking track and replace it with a pervious artificial turf playing field.

Stormwater will be collected in a series of flat panel drains and collected in two collector pipes on each lengthwise side of the playing field. Stormwater will then be directed via header pipe sites on south end of the field, which are connected with an existing drainage structure.

The project is within the 150 ft. regulated wetland buffer area but does not directly disturb wetlands. Applicant proposes to pre-treat stormwater to control any zinc contaminants that could be introduced from rubberized synthetic turf field. The existing “D” area of track remains, acting as staging for machinery and reducing need for anti-tracking pads (which will still be used).

- **Additional Discussion** – The Commission discussed possible opportunities for coordination with other Town bodies focusing on environmental and sustainability matters.

4. Meeting Adjournment at 7:49 (motion by E. Scott, seconded by T. Newton).