

## **Town of West Hartford**

### **Conservation and Environment Commission**

#### **Meeting Minutes**

**January 22, 2018, 7:00 PM**

**Town Hall, Room 314**

The Commission was called to order at 7:05pm.

**Roll Call:** Ryan Langan, Emily Graner-Sexton, Stefanie Wnuck, Ted Newton and Emilee Scott were in attendance.

**Old Business:** Emilee Scott moved to adopt the minutes from the December 26, 2018 meeting with one revision – to change the date from December 27 to December 26. Ted Newton and Emily Graner-Sexton seconded the motion. The Commission unanimously adopted the December 26 minutes.

**Communication and News:** None.

#### **New Business:**

243 Steele Road – Application (IWW #903-R2-17) of Steele Road, LLC (Geoff Sager, Owner), seeking approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant seeks to construct an additional 30 unit apartment building on the property and make associated site improvements on, or adjacent to, mapped wetlands.

Tom Daly, Principal, and Bill Root, Sr. Environmental Scientist, of Milone & MacBroom, Inc. provided an overview of the application. Milone & MacBroom met with the Town Planner's office earlier on January 22, 2018 to discuss questions outlined in a January 10, 2018 memo to the firm regarding this application. Mr. Daly stated that the Applicant will address all of the questions listed therein to the satisfaction of the Town Planner.

The Applicant plans to construct a seventh building on the northwest corner of the property and, potentially, a "deferred" parking spaces along the northern edge of the property. The construction of building seven would impact "man made" wetlands created when the property was originally developed in accordance with plans reviewed by this Commission in 2008. The additional parking area would be constructed only as needed; currently, there is ample parking for existing and future residents.

The current watercourse runs along the western property line into the man made storm basin. This basin will be upgraded with a new sediment trap, a new retaining wall and improved grading to address any negative watercourse impact caused by the additional building. Mr. Root stated that the existing channel and basin would be updated and improved slightly. He also noted that the existing man made

watercourse has performed very well, with significant regrowth of vegetation since 2008. Substantial landscaping enhancements (19 new trees, 148 new shrubs, and replanting with meadow mix/conservation mix) are planned.

To address the very limited erosion potential during construction, graded areas will be covered with erosion blankets. Plans also include routing current drainage around the construction site and creating a separate construction entrance.

The Commission does not have any concerns with the application.

After thanking the Applicant, the Commission adjourned at 7:35pm.