

**Town of West Hartford
Conservation and Environment Commission
Meeting Minutes
November 26, 2018, 7:00 PM
Town Hall, Room 314**

The Commission was called to order at 7:11pm.

Roll Call: Commissioners Matt Macunas (Chair), Ted Newton, Emilee Scott, Stefanie Keohane and Jessica Schaffer-Helmecki were in attendance.

Old Business: Ted motioned to approve the minutes from the September 2018 meeting, which was seconded by Emilee Scott.

New Business:

- 1. 27 Park Road and 14 Ringgold Street** - Application (IWW #1090) of Lex-Laz West Hartford, LLC (Contract Purchaser) (Robin Pearson, Attorney) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities in close proximity to and within an upland review area. The applicant contemplates the redevelopment of the Sisters of Saint Joseph site to construct a new residential multifamily apartment building along with associated parking, site grading, drainage, and landscape improvements. (Submitted for IWWA receipt on November 7, 2018.)

The Applicant was represented by Nathan Kirschner of Langan (Senior Project Manager, on-site engineer), Dean Gustafson of All-Points Technology Corporation (Soil Scientist and Wetland Scientist), and Cynthia Reynolds of CR3 (Landscape Architect). The Applicant proposes to renovate the existing site, the Sisters of Saint Joseph building (approx. 105,120 sq ft), and construct a new five-story residential apartment building with associated amenity space (approx. 230,100 sq ft) adjoining the existing building. Kirschner provided a rough estimate that the proposed development consists of approximately 5 acres of impervious surface compared to approximately 3 acres of impervious surface currently at the site. The Applicant plans to build 294 apartment units, which is a reduction in the number of units from a previous applicant's development proposal for this site ("Arcadia Crossing"). A total of 477 parking spaces are proposed, of which 70 spaces will be enclosed within the ground floor level garage within the proposed new building.

Construction is planned within the upland review area. Parts of the construction site are located in the FEMA Flood Zone A (1% annual chance of a flood event) and Zone X (0.2% annual chance of a flood event). Gustafson, the Soil Scientist stated no change in jurisdictional boundaries of the resource area as the previous designation conducted on behalf of a previous applicant for development at this site was found to be substantially accurate. There is an unnamed perennial stream that runs along the western edge of the site and crosses across the southern portion of the site. The northern portion of the wetland bordering this watercourse is primarily a maintained lawn. A second, much smaller wetland exists on the southern side of the site; it was confirmed it is not a vernal pool habitat. Currently, there is no engineered drainage system or water quality treatment occurring on site. There are three pipes that discharge stormwater directly into the stream bank at various points on the property. The grade range of the existing site is from approximately el. 42 to el. 79, with the majority of the development above el. 45. The Applicant proposes to do minor grading work along the wetland boundary.

The Applicant proposes a stormwater management system consisting of two underground detention systems that will provide a hydraulic connection to the perennial stream. Surface discharge will be redirected into this

new stormwater management system. This system aims to mitigate flooding that occurs at times along the southeast corner of the property by Prospect Street. The existing three pipes will be plugged and abandoned in place to minimize disturbance to the wetland area. In addition, the Applicant plans to create a “no-mow zone” along the southern portion of the site, between the building and the perennial stream, which will be replanted with native wetland plantings. The Applicant does not plan to remove any trees from the regulated area. The Applicant has a soil erosion and sediment control plan. Construction is planned to begin in the spring of 2019.

Meeting Adjournment motioned by Stefanie Keohane, seconded by Matt Macunas.