

**SUFFIELD CONSERVATION COMMISSION
MEETING MINUTES
SPECIAL MEETING OF TUESDAY, MAY 10, 2022**

PRESENT: **Art Christian, Chairman**
 Glenn Neilson, Vice Chairman
 Norm John Noble
 Ray Wilcox
 Beth Fanous
 Jessica McCue

Consultant: **Keith Morris**

CALL MEETING TO ORDER- 6:30 P.M.

Chairman Christian called the meeting to order at 6:30 P.M. Consultant Morris read the agenda. Chairman Christian stated that alternate Commissioner McCue shall be a voting member in place of Commissioner Krar who was not present.

DECISIONS:

Permit #1694 – Pagano (owner) – Single Family Home – Forest Road. This property is located at 669 Forest Road, nearest intersection being Babb’s Road. Assessor’s Map 1H, Block 18-A, Lot R-20.

Chairman Art Christian recused himself from this application. Vice Chairman Neilson took over as chairman for this application. Consultant Morris updated the Commission on this application for construction of a single-family home on a lot which the previous home was removed. The plan is complete along with approval from the North Central Health District. Project Engineer Chris Christian presented the plan to the Commission. He stated that the plan did include revisions based on comments from the Town Engineer.

After discussion, Commissioner Wilcox made a motion, seconded by Commissioner Noble to approve the application of Mike Pagano for the construction of a single-family home at 669 Forest Road with the following conditions:

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

12. There shall also be a preconstruction meeting once the erosion controls are installed and prior to the start of construction. The project is subject to erosion and sedimentation control inspections by the Commission and/or their agent.

The plan of record is entitled “Improvement Location prepared for Michael Pagano”, by Gary P. LeClerc, latest revision date of October 6, 2020.

This project is located at 669 Forest Road, nearest intersection being Babb’s Road. Assessor’s Map 1H, Block 18A, R-20. This permit is granted in a Declaratory Ruling, as it is the Commission’s opinion that the work will not have a significant impact on regulated areas. This permit shall expire on September 10, 2025. The applicant has paid a filing fee of \$ 180.00. The motion was carried unanimously.

Art Christian took over as chairman of the meeting.

Permit #1695 – Proulx (owner) – Single Family Home – South Grand Street. This property is located at 1095 South Grand Street, nearest intersection being Sutton Place. Assessor’s Map 17, Block 21, Lot 4.

Consultant Morris updated the Commission on this application for construction of a single-family home on South Grand Street. The plan is complete along with approval from the North Central Health District. There is no work proposed within the upland review area. After a brief discussion Vice Chairman Neilson made a motion, seconded by Commissioner McCue, to approve the application of Darlene Proulx for the construction of a single-family home on South Grand Street with the following conditions:

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

12. There shall also be a preconstruction meeting once the erosion controls are installed and prior to the start of construction. The project is subject to erosion and sedimentation control inspections by the Commission and/or their agent.

The plan of record is entitled “Resubdivision Plan, 1095 South Grand Street prepared for Darlene Proulx”, by Denno Land Surveying, sheets 1-6, latest revision date of March 4, 2022.

This project is located at 1085 South Grand Street, nearest intersection being Sutton Place. Assessor’s Map 17, Block 21, Lot 4. This permit is granted in a Declaratory Ruling, as it is the Commission’s opinion that the work will not have a significant impact on regulated areas. This permit shall expire on September 20, 2025. The applicant has paid a filing fee of \$ 210.00. The motion was carried unanimously.

Permit #1696 – Gardocki (owner) – Single Family Home – North Grand Street. This property is located on the east side of North Grand Street, nearest intersection being Mountain Road. Assessor’s Map 22, Block 23, Lot 90.

Consultant Morris updated the Commission on this application for construction of a single-family home on South Grand Street. The plan is complete along with approval from the North Central Health District. There is no work proposed within the upland

review area. After a brief discussion Vice Chairman Neilson made a motion, second by Commissioner Noble, to approve the application of Henry Gardocki for the construction of a single-family home on North Grand Street with the following conditions:

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

12. There shall also be a preconstruction meeting once the erosion controls are installed and prior to the start of construction. The project is subject to erosion and sedimentation control inspections by the Commission and/or their agent.

The plan of record is entitled “Site Plan, prepared for Henry E. Gardocki, 22-23-90 North Grand Street”, by Denno Land Surveying, sheets 1-3, dated January 11, 2022.

This project is located on North Grand Street, nearest intersection being Mountain Road. Assessor’s Map 22, Block 23, Lot 90. This permit is granted in a Declaratory Ruling, as it is the Commission’s opinion that the work will not have a significant impact on regulated areas. This permit shall expire on September 10, 2025. The applicant has paid a filing fee of \$ 210.00. The motion was carried unanimously.

Permit # 1697 – Briarwood Homes Inc. (applicant) – Single Family Home – East Street North. This property is located on the north side of Thrall Avenue and East Street North. Assessor’s Map Number 77H, Block 45, Lot 239.

Consultant Morris presented the application of Briarwood Homes, Inc. for construction of a single-family home and barn on the corner of Thrall Avenue and East Street North. An approval was given back in 2018 by the Commission for the construction of an 11-lot subdivision on the same parcel. After a discussion on revoking the original permit, Vice Chairman Neilson made a motion, seconded by Commissioner McCue, to revoke the original permit # 1666 for construction of an 11-lot subdivision issued on October 26, 2018. After discussion, the motion carried unanimously rendering that permit null and void.

Consultant Morris stated that the only work within the upland review area for the new application is for construction of the sewer line. A discussion followed on drainage along East Street North.

After discussion on the new application, Vice Chairman Neilson made a motion, seconded by Commissioner McCue, to approve the application of Briarwood Homes, LLC for the construction of a single-family home and barn on East Street North with the following conditions:

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

12. There shall also be a preconstruction meeting once the erosion controls are installed and prior to the start of construction. The project is subject to erosion and sedimentation control inspections by the Commission and/or their agent.

13. The construction entrance pad must be extended to 100' and the water line or well must be shown on the plan.

The plan of record is entitled "Site Feasibility Plan, prepared for Briarwood Homes, East Street North", by Dufour Surveying LLC, dated May 3, 2022.

This project is located on East Street North, nearest intersection being Thrall Avenue. Assessor's Map 77H, Block 45, Lot 239. This permit is granted in a Declaratory Ruling, as it is the Commission's opinion that the work will not have a significant impact on regulated areas. This permit shall expire on September 10, 2025. The motion was carried unanimously.

PUBLIC HEARING (7:30 P.M.):

Permit #1693 – Breezy Way Farm (owner) – 6-Lot Subdivision – Mountain Road. This property is located on the north side of Mountain Road, nearest intersection being North Grand Street. Assessor's Map 17H, Block 23, Lot 65B.

Chairman Christian recused himself from this application. Vice Chairman Neilson took over as Chairman and declared the public hearing open at 7:30 P.M.

Consultant Morris read the legal notice and stated that all but one of the abutters notice green cards have been returned. Each Commissioner has a copy of Consultant Morris's report, a memo from the Town Engineer regarding potential drainage impacts on wetlands, a report from the Professional Soil Scientist, and a letter from the North Central Health District. The application is for 6 new lots with a new roadway proposed off of Mountain Road. Town water shall service the subdivision and each lot will have a private subsurface septic system. The only proposed work within the jurisdiction of the Commission is grading within the 50' upland review on Lots 3 and 4, and the construction of a detention basin.

Jay Ussery, Project Engineer from JR Russo Associates, presented the plan. The proposal is for a 6-lot subdivision with a 480' roadway on 16 acres of land. Homes will be serviced by septic systems and Town water. Storm water shall be handled by a series of catch basins emptying in to a proposed detention basin at the northern end of the subdivision. The storm water drainage system has been reviewed by the Town Engineer (as it pertains to wetland impacts). Mr. Ussery explained how the basin works in detail. There will be no increase in pre-post construction runoff.

Vice Chairman Neilson then polled the Commission. Commissioner Noble asked about maintenance of the basin. Mr. Ussery stated that it can be maintained by periodic mowing which would be the responsibility of the Town. Commissioner McCue had several questions on the functionality of the basin which were addressed by Mr. Ussery. Vice Chairman Neilson opened it up to the public and there were no comments so the public hearing was declared closed.

Vice Chairman Neilson then went over the handouts from Consultant Morris. After discussion Commissioner Noble made a motion, seconded by Commissioner Wilcox, to approve the application of Breezy Way Farm for the construction of a 6-lot subdivision on Mountain Road 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 and reports submitted to the Commission biweekly and/or after every ½” or more storm event during construction of the roadway and infrastructure.
14. The detention basin shall serve as a sedimentation basin during construction. After the project is complete, all catch basins, and the detention basin shall be cleaned of sediments.
15. A copy of any erosion and sedimentation bond(s) required by the Suffield Planning and Zoning Commission shall be submitted to the Commission.
16. Final site plans for Lots 3 and 4 must come back to the Commission and/or their agent prior to being built. The site plan must incorporate a permanent plan (i.e. plants, fencing) for protection of the wetland area. Lots 3 and 4 shall have permanent posts installed along the wetland boundary at 20’ intervals with placards declaring that the posts represent the wetland boundary.
17. A deed restriction shall be placed on Lots 3 and 4 stating that there are regulated areas on these lots and any work within the 50’ upland review area from the wetland boundary must first be approved by the Suffield Conservation Commission.
18. If approved 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.

The plan of record is entitled “Breezy Way, FRD Residential Subdivision, Mountain Road, Suffield Connecticut”, prepared for Breezy Way Farm, Sheets 1-10, by JR Russo & Associates LLC, dated May 4, 2022.

This property is located on the north side of Mountain Road, nearest intersection being North Grand Street. Assessor’s Map 17H, Block 23, Lot 65B. This permit is granted in a Summary Ruling, as it is the Commission’s opinion that the work will not have a

significant impact on regulated areas. This permit shall expire on May 10, 2027. The applicant has paid a filing fee \$ 879.74. The motion was carried unanimously.

PUBLIC COMMENT:

None

CONSULTANT'S REPORT:

Consultant Morris updated the Commission on the status of repairing the two foot bridges at Stony Brooke Park. A discussion then followed regarding the upcoming fishing derby. Commissioner Noble then discussed a possible presentation on the Outdoor Education Center on Sheldon Street. After discussion it was decided that the Commission will conduct a site inspection of the Center on May 24, 2022.

APPROVAL OF MINUTES FROM THE APRIL 26, 2022 MEETING OF THE COMMISSION

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

ADJOURNMENT

Commissioner Noble made a motion to adjourn the meeting, seconded by Commissioner McCue. The motion was carried unanimously. The meeting was adjourned at 8:11 P.M.

Respectfully submitted by
Norm John Noble
Recording Secretary