



**PUBLIC HEARING (7:00 P.M.):**

**Permit # 1707 – Briarwood Homes, Inc. (applicant) – 24 Lot Subdivision – Remington Street. This property is located on the west side of Remington Street, nearest intersection being Oxford Drive. Assessor’s Map Number 29, Block 26, Lot 9-3.**

Consultant Morris read the legal notice for the public hearing. He then stated that each Commissioner has a hard copy of the entire application to date. A brief discussion followed on the receipt of the green cards sent out to each abutter. Fourteen green cards have not been returned. Consultant Morris then stated that he has not yet received a report from the North Central Conservation District (NCCD) regarding their review of the wetland boundary, however a site inspection was conducted last Friday, August 18, 2023 and Mr. Morris said he was told by NCCD that the wetland boundary flagged in the field was reasonable. Mr. Morris also stated that he received a letter report from Eolas Environmental late last Thursday regarding contaminated soil on site from past farming activities. The author of the report was unable to attend the meeting due to a back injury so that discussion may be continued until the September 12, 2023 meeting when hopefully she will be able to attend to present her report.

Chairman Christian then asked the applicant to present their project. Attorney Robin Pearson, of Alter & Pearson, LLC gave a brief overview of the project. The project proposes the construction of 24 single family homes on 78.7 acres of land on the west side of Remington Street, approximately one half mile south of the intersection of Mountain Road. Ms. Pearson stated that the purpose of filing with the Conservation Commission is for the Commission to review the filing for potential wetland impacts only. She then presented the outline for presentation, which includes the soil scientist, engineer, and landscape architect. As mentioned earlier, the Licensed Environmental Professional was not able to attend tonight and will present her report at the September meeting.

Eric Davison, Soil Scientist from Davison Environmental, LLC, presented his soils report to the Commission. The wetlands were flagged in the fall/winter of 2022 and the site had been in complete agricultural use. The wetland crossing with the proposed roadway is at the wetland’s narrowest point, which is also at the drainage divide of the two watersheds on the site. Currently an existing farm crossing exists at this point with a culvert that is in disrepair. The wetland fill of 4,100 square feet at this point includes the area of the existing farm road. The wetlands at currently drain both north and south. Wetland soils consist of Raynham series and the upland soils on site consist of the Belgrade series.

The major functions of the wetland include groundwater recharge/discharge, sediment retention, nutrient removal, and production export.

Project engineer Robert Hiltbrand, of R.R. Hiltbrand Engineers & Surveyors, presented the proposed subdivision layout and storm drainage as it relates to wetlands in addition to feasible and prudent alternatives for the subdivision layout. One alternative resulted in

getting three additional lots but also involved an additional wetland crossing. The plan submitted was the most feasible because it involved a wetland crossing at the drainage divide and was also located at an existing farm crossing.

Stormwater will be handled by constructing three wet bottom water quality basins with two of them being the location for mitigation of the 4,100 square feet of wetland filled for the proposed roadway crossing. The two mitigation areas will total 6,710 square feet of wetlands created.

Chairman Christian asked if there was a need for a right to drain across Remington Street. Mr. Hiltbrand stated that water drains that way now so no right to drain is necessary.

Landscape Architect Sabrina Wargo-Graeff, from A2 Land Consulting, LLC presented the landscape planting plan for the project once construction is completed. Plantings will consist of native plants and will include the areas of the wetland crossing and the two mitigation areas.

Eric Davison then presented his wetland impact report. Years of agricultural activity on the site has had a negative impact on wetland functions due to planting and plowing. After construction the wetland areas on site shall be allowed to naturally rejuvenate. A significant improvement in wildlife is not anticipated due to the proposed houses on site.

Mr. Davison recommended that lots with wetlands on them have permanent markers and/or a vegetative buffer along the wetland boundary that homeowners know that they can't encroach on the wetlands.

Vice Chairman Neilson asked Mr. Hiltbrand if the basins were designed for the 100-year storm and stated his concerns regarding drainage leaving the site to the east under Remington Street. Mr. Hiltbrand stated that they are designed for the 100-year storm but he has no concerns regarding negative impact downstream as the volume of water will increase but the peak flows off site will not. Mr. Neilson stated that drainage easements should be shown on the plan to protect the homeowners and the town.

Chairman Christian then allowed intervener Lauren Perleoni to question the applicant's representatives. Ms. Perleoni expressed concerns that the land was plowed and trees cleared and the wetland flags destroyed as part of the plowing process. Soils Scientist Eric Davison stated that the wetland boundary was reflagged the day before the site inspection with the NCCD. A discussion then followed on areas along Remington Street that Ms. Perleoni stated currently flood during a storm event. Engineer Robert Hiltbrand stated that the proposed subdivision would improve existing conditions by stabilizing the site and creating a swale along the southern property line of the site which would improve drainage coming onto the site from the east side of Remington Street.

Chairman Christian then opened the meeting up to the public. He stated that the applicant will respond to the public's comments at the next meeting, September 12, 2023.

Public Comment:

Katherine Kulina, 611 Mountain Road: Expressed concerns regarding additional water draining on to her hayfields after development.

Alyce Colapietro, 64 Poole Road, Gerry Bland, 84 Poole Road, Carrienne Worlund, 190 Poole Road: All had concerns with additional drainage impacting their property after construction and potential impact to vernal pools in the area.

Chris Posniak, 119 Remington Street: Is concerned with the additional drainage from the site post construction impacting his property which already floods and its impact on Stony Brooke. He submitted pictures of his property for the record.

Soil Scientist James Sipperly, speaking on behalf of Jesse Leonard of 151 Remington Street, presented his report to the Commission: He expressed concerns with work being done on site and its impact on being able to confirm the wetland delineation. He also expressed concern with the functions of the wetland being maintained after construction. He asked if a prudent and feasible alternative was investigated that may eliminate the proposed wetland crossing. Mr. Sipperly submitted his resume and report, dated August 22, 2023, which expressed additional concerns regarding the proposed development.

Tom Frenaye, 489 Warnertown Road: Expressed concerns regarding the Suffield Water Pollution Control Authority (WPCA) and their relationship with the Conservation Commission, suggesting that the two commissions should communicate more on proposed projects.

**PUBLIC COMMENT**

Tom Frenaye of 489 Warnertown Road expressed concerns that the Conservation Commission meetings should be available via Zoom and plans should be depicted on the television screens in the meeting room along with microphones so that the audience can follow along and be more involved with the process. A brief discussion followed. Mr. Neilson then voiced his concern with the wetland fill calculation for the proposed roadway. Mr. Hiltbrand assured him that the calculation is accurate.

Commissioner Noble made a motion, seconded by Vice Chairman Neilson, to continue the public hearing until Tuesday, September 12, 2023, at 7:00 P.M. The motion carried unanimously at 9:20 P.M.

**CONSULTANT'S REPORT:**

No Report

**APPROVAL OF MINUTES FROM THE JULY 25, 2023 MEETING OF THE COMMISSION**

Commissioner Noble made a motion to approve the minutes as written. The motion was seconded by Commissioner Wilcox and carried unanimously

**ADJOURNMENT**

Commissioner Noble made a motion to adjourn the meeting, seconded by Commissioner Wilcox. The motion was carried unanimously. The meeting was adjourned at 9:46 P.M.

Respectfully submitted by  
Norm John Noble  
Recording Secretary