INLAND WETLANDS & WATERCOURSES COMMISSION
REGULAR MEETING
June 20, 2016

The Town of Bloomfield Inlands Wetlands & Watercourses Commission held their regular meeting on Monday, June 20, 2016, scheduled for 7:30 P.M. at the Town Hall in Bloomfield, Connecticut with the following Commissioners present:

Nicholas Panke, Chairman
Howard Hunter, Vice Chair
Alan Budkofsky
Joy Chance
Barry Berson

Also present: David Peter Castaldi, Wetlands Agent
Laura James, Recording Secretary

Commissioners not present:
David Mann
Wendell Duncan
Kenneth Bennett

CALL TO ORDER

Chairman Panke called the meeting of the Inland Wetlands & Watercourses Commission to order at 7:30 P.M. and read the first agenda item:

1. **Application of J.R. Clisham for a Wetlands Permit to construct a new self-storage facility at 99 & 101 Old Windsor Road, lot 3, with regulated activities in the Upland Review Areas.**

Mr. Panke stated there are five Commission members present and any approval will require four votes in the affirmative. The applicant can choose to postpone the presentation until the next meeting or proceed tonight. The applicant agreed to proceed.

Mr. James Sakonchick, Professional Engineer & Licensed Surveyor, stated that he has represented the applicant for the past twenty years. The applicant, Mr. Clisham has been building storage facilities for twelve years and is proposing one at 99 Old Windsor Road. Mr. Sakonchick stated

that his client is President of the National Association of Self Storage Facilities. The cubicles are typically 5' x 10' to 10' x 30'. Mr. Sakonchick stated the applicant is very selective in items that are stored. The property is approximately eight acres and does have wetlands. The proposed development is in the northerly part of the property and nothing proposed in the southerly part of the property. There is a large detention pond, which is sized for a 100-year storm, proposed in the northeast corner. All storm drainage will go to the pond and it will be used during the construction process for a sediment basin. The new entrance will be close to the existing entrance and there will not be a lot of parking. A fence will be built between buildings and the street and around the perimeter of the site and the pond. Mr. Sakonchick also stated activity will be kept away from the vegetated buffers to the greatest extent possible. Because of the lack of wooded vegetation the applicant has agreed to plant a variety trees and shrubs. When it rains the runoff will be piped to the stormwater pond forebay, then seeps through a stone barrier and then piped to where it day lights near the easterly property line but outside of the wetlands. The building will be connected to public sewer, water, and gas for heat. Most spaces have either heat or air conditioning in order to prevent freezing and mold. Mr. Sakonchick also stated an analysis was done and about 3,000 to 4,000 cubic yards of material is needed to balance the site. This is about equivalent to the volumes of necessary concrete for the building slabs, eight inches of gravel and the pavement. Mr. Sakonchick further stated that he had gone through the list of requested revisions and they have incorporated everything into the plan.

Mr. Castaldi stated the property is 8.75 acres in size and has 2.13 acres or wetlands and several hundred linear feet of watercourses. The development does not include any work in the wetlands but there is one storm water discharge fifteen feet from the wetlands. Mr. Castaldi stated the total area impacted in the upland review is approximately 1.39 acres. There are no impacts within the floodplain. Mr. Castaldi stated there are no alternatives that would have less or no environmental impact to the wetlands and watercourses. Mr. Castaldi further stated there are no impacts to wetlands or watercourses outside the area for which the regulated activities are proposed and no future activities associated with or reasonably related to the proposed regulated activity are made inevitable. Notice was sent to the Town of Windsor but there was no response. There is 2.5 acres of disturbance and therefore a $3,000 bond is recommended. Mr. Castaldi is requesting an independent inspection during construction and an as-built site and grading plan after construction. Mr. Castaldi further stated he has reviewed the storm drainage calculation and it appears to be appropriate for the site.

Chairman Panke asked if there were any questions from the Commission

Commissioner Berson asked about the cut and fill deficit of 3,000 yards and what type of fill would be brought in. Mr. Sakonchick stated they will not be bringing in any general fill. The necessary 3000 yards of materials would be in the form of concrete, gravel and pavement.

Chairman Panke asked if there were any comments from the Commission. Hearing none Chairman Panke commented that the proposal appears to comply with the regulations. He asked for a motion to approve.

Commissioner Berson made a motion to approve the application of J.R. Clisham for a Wetlands Permit to construct a new self-storage facility at 99 & 101 Old Windsor Road, lot 3, with regulated activities in the Upland Review Areas, with reference to the site plans by Kratzert, Jones & Associates, Inc., dated 5/26/2016, with the following conditions:

1. Final plans, revised for compliance with the final conditions of approval, and all technical review revisions, are to be submitted to the Wetlands Commission no later than 120 days after the date of approval. The final conditions of approval shall be added to the plans verbatim. Final plan revisions are subject to the approval of the Wetlands Agent.

2. Impacts within the upland review areas shall be no greater than 1.39 acres (60,800 square feet). Mitigation for the impacts to the upland review areas shall be provided with the enhancement of the vegetated buffer areas within 50 feet of the wetlands along the easterly side of the property south of the stormwater management basin. The planted buffer shall include native canopy or shade trees, shrubs and herbaceous species suited to the local habitat and having wildlife values for food, shelter, nesting, etc. The number, species and spacing of the vegetated buffer plants are to be included on the plans. Invasive species shall be removed prior to planting the buffer. The 50-foot buffer south of the proposed development shall be naturalized as a wooded buffer by retaining it in its present condition.

3. There are no proposed impacts to wetlands and watercourses with this application. No impacts to wetlands and watercourses is approved with this permit.

4. In accordance with Sections 11.9 and 13 of the Wetlands Regulations the permittee shall post a bond, separate from the developmental bond, for the duration of the project, in the amount of $1,000 per acre of development or portion thereof. This bond shall be posted prior to any site disturbance, including tree clearing, to correct or prevent impacts to on-site and off-site wetlands or watercourses and to guarantee that soil erosion and sediment control measures are properly installed and maintained; that disturbed areas are stabilized; that all conditions of approval are complied with; and that mitigation areas, landscaping and other site work are completed. This project includes 2.5 acres of disturbance and a $3,000 bond is required.

5. In accordance with Section 11.13 of the Wetlands Regulations, the permittee shall engage and pay for an independent consultant, acceptable to the Commission, to report on the progress of the project, and during all phases of construction, perform soil erosion and sediment control measure inspections, and prepare and submit reports on the status of these measures on a weekly basis and within 48 hours of the end of a rain event of one half inch or more in a 24-hour period. Reports are to be submitted to the developer and site contractor; and submitted to the Wetlands Agent at P. O. Box 337, 800 Bloomfield Avenue, Bloomfield, CT 06002.

6. Any additional soil erosion or sediment control measures deemed necessary by the Wetlands Commission or Agent during any construction process shall be implemented by the permittee.

7. In accordance with the Wetlands Regulations Section 11.6 the permit cannot be transferred from the applicant to another party without the approval of the Commission. This permit is to be assigned to: Mr. J.R. Clisham, P.O. Box 271391, West Hartford, CT 06127.

8. Final plans shall be submitted in digital image form compatible with the Town GIS. This digital submission is in addition to any prints or mylars required.

9. An as-built site improvement and grading plan, prepared by a licensed Land Surveyor, shall be submitted after all site work has been completed, and prior to requesting a Certificate of Occupancy inspection.

The motion was seconded by Commissioner Hunter and was approved unanimously.

2. Discussion of amendments to the Wetlands Regulations.

Mr. Castaldi addressed the concerns the Commission had at last meeting and discussed the final draft of the amendment to Wetland Regulations. There was discussing regarding mitigation ratio and if it should be included in the Regulations. There was consensus to keep it at 1-1/2 ratio. Mr. Castaldi stated that the present application fees cover advertising costs. A public hearing requires three legal notices. Mr. Castaldi further stated he will submit draft to Town Attorney and DEEP and a public hearing will be held in September.

3. Approval of Minutes, May 16, 2016 Meeting

Commissioner Hunter made a motion to approve the minutes with a correction. The motion was seconded by Commissioner Berson and passed unanimously.

4. New applications received.

No new applications.

5. Adjournment

Motion was made by Commissioner Hunter to adjourn the meeting 8:30 p.m. The motion was seconded by Commissioner Budkofsky and approved unanimously.

Respectfully submitted,

Laura James

Laura James, Recording Secretary

Nicholas Panke, Chairman