

**MINUTES FOR THE  
INLAND WETLANDS - ENVIRONMENT COMMISSION OF  
THE TOWN OF EAST HARTFORD**

**Tuesday, February 22, 2011**

The meeting was called to order at 8:04 PM in the Town Hall Council Chambers, East Hartford Town Hall.

**PRESENT**

Chairman Judith Shanahan  
Cmsr. James Reik  
Cmsr. John Morrision  
Cmsr. Daniel O'Dea  
Cmsr. Lou Ramos  
Cmsr. Pete Gero  
Alt. Cmsr. Steve Watkins  
Alt. Cmsr. Leonard Rice

**ABSENT**

Cmsr. Dusty McMahan

Also present: Denise Horan, Town Engineer  
Chairman Shanahan made Alt. Cmsr. Watkins a voting member.

**APPROVAL OF THE MINUTES**

The start time for last months meeting was corrected from 7:00 PM to 7:38 PM.

Cmsr. Reik moved to **APPROVE** the January 25<sup>th</sup>, 2011 regular meeting  
Alt. Cmsr. Watkins seconded  
All in Favor, None Opposed, Cmsr. Reik Abstained

Chairman Shanahan made Alt. Cmsr. Watkins a voting member.

## OLD BUSINESS

### **A) File # 2011-001**

**Application of Kaoud Real Estate. (File # 2011-001) To conduct a regulated activity within the Inland Wetlands and Buffer Zone in conjunction with the demolition of an existing residence, the construction of a new 12,900 s.f. pharmacy, parking area, and associated drainage, landscaping. Located at # 403 Forbes St., 972 Silver Lane, East Hartford, CT.**

Cmsr. Morrison moved to **REMOVE** the application from the table

Cmsr. Reik seconded

All in Favor, None Opposed, No Abstentions

Alt. Cmsr. Watkins moved to **APPROVE** the application with the following conditions:

1. The permit is non-transferable without the written consent of the Inland Wetlands Commission.
2. Proper erosion controls are to be maintained at all times.
3. All work in the Inland Wetlands and/or buffer zone must be commenced within five (5) years from the effective date. The activity must be completed within one (1) year from the commencement of the activity.
4. Written notice shall be submitted to the Town Engineer 48 hours prior to the starting date of the approved activity.
5. In evaluating this application, the Inland Wetlands Commission has relied on information provided by the applicant, and if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.
6. On sheet C3 and C5 remove note 1A, the pipes appear to be proposed at a slope greater than 0.50%.
7. On sheet C-5, specify class V concrete pipe for pipes that have less than 2 feet of cover over them.
8. Final plans are to be signed and stamped by the Professional Engineer or Land Surveyor licensed in the State of Connecticut who is responsible for the work.
9. Approval is granted as per plans submitted with the application Dated January 6, 2011: revised to: February 7, 2011.

Cmsr. O'Dea seconded

All in Favor, None Opposed, No Abstentions

**B) File # 2011-002**

**Application of King Street Homes. (File # 2011-002) To conduct a regulated activity within the Inland Wetlands and Buffer Zone in conjunction with the construction of a new house, drive and associated grading. Located at # 380 King Street, East Hartford, CT.**

Rich Rochlin, Attorney at Sigman & Rochlin LLC, spoke on behalf of the application and answered questions from the Commission.

Patrick Snow, the applicant, also answered questions regarding the application.

Cmsr. O'Dea moved to **REMOVE** the application from the table

Cmsr. Morrision seconded

All in Favor, None Opposed, No Abstentions

Cmsr. O'Dea moved to **APPROVE** the application with the following conditions:

1. The permit is non-transferable without the written consent of the Inland Wetlands Commission.
2. Proper erosion controls are to be maintained at all times.
3. All work in the Inland Wetlands and/or buffer zone must be commenced within five (5) years from the effective date. The activity must be completed within one (1) year from the commencement of the activity.
4. Written notice shall be submitted to the Town Engineer 48 hours prior to the starting date of the approved activity.
5. In evaluating this application, the Inland Wetlands Commission has relied on information provided by the applicant, and if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.
6. Revise note # 5.
7. Revise note # 13.
8. Provide detail of retaining wall.
9. Sanitary is 2.3' below basement floor verify elevation.
10. Final plans are to be signed and stamped by the Professional Engineer or Land Surveyor licensed in the State of Connecticut who is responsible for the work.
11. Approval is granted as per plans submitted with the application Dated January 7, 2011.

Cmsr. Morrision seconded

All in Favor, None Opposed, No Abstentions

**C) File # 2011-003**

**Application of King Street Homes. (File # 2011-003) To conduct a regulated activity within the Inland Wetlands and Buffer Zone in conjunction with the construction of a new house, drive and associated grading. Located at # 358 King Street, East Hartford, CT.**

Cmsr. Morrision moved to **REMOVE** the application from the table

Cmsr. O'Dea seconded

All in Favor, None Opposed, No Abstentions

Alt. Cmsr. Watkins moved to **APPROVE** the application with the following conditions:

1. The permit is non-transferable without the written consent of the Inland Wetlands Commission.
2. Proper erosion controls are to be maintained at all times.
3. All work in the Inland Wetlands and/or buffer zone must be commenced within five (5) years from the effective date. The activity must be completed within one (1) year from the commencement of the activity.
4. Written notice shall be submitted to the Town Engineer 48 hours prior to the starting date of the approved activity.
5. In evaluating this application, the Inland Wetlands Commission has relied on information provided by the applicant, and if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.
6. Conform to section 219.2 of the East Hartford zoning regulations.
7. Show 58 contour tying into retaining wall.
8. Provide spot grade at South East corner of building.
9. Provide detail of wall and fence installation.
10. Revise note # 5.
11. Revise note # 13.
12. Show existing limits of clearing.
13. Final plans are to be signed and stamped by the Professional Engineer or Land Surveyor licensed in the State of Connecticut who is responsible for the work.
14. Approval is granted as per plans submitted with the application Dated January 7, 2011.

Cmsr. O'Dea seconded

All in Favor, None Opposed, No Abstentions

**D) File # 2011-004**

**Application of King Street Homes. (File # 2011-004) To conduct a regulated activity within the Inland Wetlands and Buffer Zone in conjunction with the construction of a new house, drive and associated grading. Located at # 372 King Street, East Hartford, CT.**

Cmsr. Morrision moved to **REMOVE** the application from the table

Cmsr. O'Dea seconded

All in Favor, None Opposed, No Abstentions

Cmsr. O'Dea moved to **APPROVE** the application with the following conditions:

1. The permit is non-transferable without the written consent of the Inland Wetlands Commission.
2. Proper erosion controls are to be maintained at all times.
3. All work in the Inland Wetlands and/or buffer zone must be commenced within five (5) years from the effective date. The activity must be completed within one (1) year from the commencement of the activity.
4. Written notice shall be submitted to the Town Engineer 48 hours prior to the starting date of the approved activity.
5. In evaluating this application, the Inland Wetlands Commission has relied on information provided by the applicant, and if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.
6. Revise note # 5.
7. Revise note # 13.
8. Show existing limits of clearing.
9. Provide E&S measures around footing drain outlet.
10. Final plans are to be signed and stamped by the Professional Engineer or Land Surveyor licensed in the State of Connecticut who is responsible for the work.
11. Approval is granted as per plans submitted with the application Dated January 7, 2011.

Alt. Cmsr. Watkins seconded

All in Favor, None Opposed, No Abstentions

**E) File # 2011-005**

**Application of King Street Homes. (File # 2011-005) To conduct a regulated activity within the Inland Wetlands and Buffer Zone in conjunction with the construction of a new house, drive and associated grading. Located at # 366 King Street, East Hartford, CT.**

Alt. Cmsr. Watkins moved to **REMOVE** the application from the table

Cmsr. Morrision seconded

All in Favor, None Opposed, No Abstentions

Cmsr. Morrision moved to **APPROVE** the application with the following conditions:

1. The permit is non-transferable without the written consent of the Inland Wetlands Commission.
2. Proper erosion controls are to be maintained at all times.
3. All work in the Inland Wetlands and/or buffer zone must be commenced within five (5) years from the effective date. The activity must be completed within one (1) year from the commencement of the activity.
4. Written notice shall be submitted to the Town Engineer 48 hours prior to the starting date of the approved activity.
5. In evaluating this application, the Inland Wetlands Commission has relied on information provided by the applicant, and if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.
6. Provide spot grade at South East corner of building.
7. Revise note # 5.
8. Revise note # 13.
9. Provide E&S measures around footing drain outlet.
10. Conform to section 8.8B of the East Hartford Subdivision regulations. (side yard).
11. Final plans are to be signed and stamped by the Professional Engineer or Land Surveyor licensed in the State of Connecticut who is responsible for the work.
12. Approval is granted as per plans submitted with the application Dated January 7, 2011.

Alt. Cmsr. Watkins seconded

All in Favor, Cmsr. Gero Opposed, No Abstentions

**F) File # 2011-006**

**Application of Goodwin College. (File # 2011-006) To conduct a regulated activity within the Inland Wetlands and Buffer Zone in conjunction with the construction of a new 103,000 s.f. Magnet School, 3 level parking garage and associated grading and utilities. Located at # 1-5 Riverside Dr., 84, 90 Colt Street, East Hartford, CT.**

Cmsr. Reik moved to **REMOVE** the application from the table

Cmsr. Morrision seconded

All in Favor, None Opposed, No Abstentions

Cmsr. Reik moved to **APPROVE** the application with the following conditions:

1. The permit is non-transferable without the written consent of the Inland Wetlands Commission.
2. Proper erosion controls are to be maintained at all times.
3. All work in the Inland Wetlands and/or buffer zone must be commenced within five (5) years from the effective date. The activity must be completed within one (1) year from the commencement of the activity.
4. Written notice shall be submitted to the Town Engineer 48 hours prior to the starting date of the approved activity.
5. In evaluating this application, the Inland Wetlands Commission has relied on information provided by the applicant, and if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.
6. Provide a traffic report, discussion shall include but not be limited to anticipated bus trips and adequacy of stacking provided for buses, how the anticipated parent drop-off will function, and turning movement diagrams for the proposed loading area and dumpster enclosure.
7. Provide clarification why 84 & 90 Colt Street are included within the application.
8. Provide specifications and details pertaining to removal, stockpile, and disposal of contaminated soil; add necessary details and specifications on the plans to properly handle the material when it is encountered.
9. Revise the drainage design to replace all blind connections with a drainage structure.
10. On all maps where inland wetlands are depicted, graphically depict the upland review area and the special flood hazard areas.
11. Provide a volume calculation and graphically depict on the plans where compensatory storage is proposed for the fill that is proposed within the 100 year flood plain.
12. On sheet G-101, provide a narrative describing how the front 40 parking spaces will function with the bus drop off, how a "double parked" bus drop-off functions safely, and where are parents anticipated to drop/pick-up students.

13. On sheet L-200, coordinate the erosion control fabric specification to other sheets within the plan set.
14. On sheet L-200, for the sidewalk and stair leading down to the river's edge: revise the lawn curb, as shown in the details it will trap floodwater and river sediment, specify that the trash receptacle and bench are to be flood proofed.
15. On sheet C-100, remove the water quality pond from within the 100-year floodplain; graphically depict the existing and proposed flood-zones and floodway.
16. On sheet C-100, revise the grading along the southern property boundary to match existing grade farther away from the property line.
17. On sheet C-100, revise the loading area retaining wall to end on the subject property and avoid extending into the Town's Right of way.
18. On sheet C-100, provide slope labels for all proposed piping, more information and a detail on how the tree grate drains will connect to the drainage system.
19. On sheet C-201, revise the retaining wall location to end on the subject property before the Colt Street right-of-way.
20. On sheet C-300 add a note to the plans that all areas within the 100yr flood plain shall be fully stabilized and have turf established prior to October 1<sup>st</sup>.
21. On sheet C-300, provide inlet protection for all yard drains, add temporary swales to direct water to the temporary sediment trap and basin, and provide sizing calculations for the temporary sediment trap and basin.
22. On sheet C-301, add a flood contingency plan to the specifications, level of detail shall include but not be limited to river level monitoring, plan for stabilizing the work area, plan for removing men, equipment, and materials from the floodplain, and emergency telephone numbers.
23. On sheet C-301, add notes for the construction, maintenance, and final restoration of the temporary sediment trap and basin, add notes to the plan to describe the operation and maintenance schedule of the permanent erosion controls and best management practices.
24. On sheet C-301, add additional details; including but not limited to: a covered stockpile, temporary sediment trap outlet temporary sediment basin outlet, erosion control blanket installation, diversion swale.
25. On sheet C-401, modify the trench detail to account for contaminated soil when it is encountered during construction.
26. On sheet C-402, revise the emergency spillway detail to have riprap armoring instead of vegetation.
27. On sheet FA-101, revise the configuration of the storm drainage outlet to meet the requirements within the 2004 stormwater quality manual for stormwater quality ponds, the entire pond is proposed to be constructed within the 100 year flood zone.
28. Provide details for all retaining walls that will be subject to inundation, retaining walls shall be designed by a Geotechnical Civil Engineer licensed in the State of Connecticut.



29. Revise the erosion control plan to account for and trap oil and/or other petroleum products encountered during construction such as the inclusion of oil absorbent booms or socks.
30. Final plans are to be signed and stamped by the Professional Engineer or Land Surveyor licensed in the State of Connecticut who is responsible for the work.
31. Approval is granted as per plans submitted with the application Dated January 10, 2011.

Cmsr. Morrision seconded

All in Favor, None Opposed, No Abstentions

### **MISCELLANEOUS**

A request from ZUVIC Associates regarding whether or not a permit is needed to repair a driveway.

Alt. Cmsr. Watkins made a motion to not require a permit for the maintenance of the driveway.

Cmsr. Reik seconded

All in Favor, Cmsr. Ramos and Cmsr. Gero Opposed, No Abstentions

### **AGENT APPROVAL**

NONE

### **OPPORTUNITY FOR CITIZENS TO SPEAK**

NONE

### **COMMUNICATIONS**

A letter from the Central Conservation District, Inc.  
Public Notice U.S Army Corps of Engineers New England District.

### **REPORTS**

Leonard Rice to update his contact information

### **APPROVAL OF THE BILLS FOR PAYMENT**

1. Commission Clerk	\$110.00
2. Hartford Courant	\$132.42

Cmsr. O'Dea moved to **PAY** the bills

Cmsr. Gero seconded

All in Favor, None Opposed, No Abstentions

**ADJOURNMENT**

Cmsr. O'Dea moved to **ADJOURN**

Alt. Cmsr. Watkins seconded

All in Favor, None Opposed, No Abstentions

Meeting adjourned at 9:32 PM

Respectfully Submitted,

Lucie Tarbell

**PUBLIC HEARING**

**INLAND WETLANDS - ENVIRONMENT COMMISSION OF  
THE TOWN OF EAST HARTFORD**

**Tuesday, February 22, 2011**

The Public Hearing meeting was called to order at 7:03 PM in the Town Hall Council Chambers, East Hartford Town Hall.

**A) File # 2011 – 001**

**Application of Kaoud Real Estate. (File # 2011-001) To conduct a regulated activity within the Inland Wetlands and Buffer Zone in conjunction with the demolition of an existing residence, the construction of a new 12,900 s.f. pharmacy, parking area, and associated drainage, landscaping. Located at # 403 Forbes St., 972 Silver Lane, East Hartford, CT.**

Robin Pearson, Attorney, introduced the application to the Commission.

Patrick O’Leary, Engineer, spoke on behalf of the application.

Dean Gustafson, Wetland Scientist, discussed the wetland areas.

**No citizens to speak.**

**B) File # 2011-006**

**Application of Goodwin College. (File # 2011-006) To conduct a regulated activity within the Inland Wetlands and Buffer Zone in conjunction with the construction of a new 103,000 s.f. Magnet School, 3 level parking garage and associated grading and utilities. Located at # 1-5 Riverside Dr., 84, 90 Colt Street, East Hartford, CT.**

Robert M. Decrescenzo, an Attorney from UPDIKE, KELLY & SPELLACY, PC, introduced the application to the Commission.

Everett Milam, P.E. ZUVIC Associates Senior Engineer, spoke on behalf of the drainage system for the Magnet School.

William C. Richter AIA, ASLA, President of Richter & Cegan Inc, discussed the areas that would be impacted by the inland wetland upland review areas.

**No citizens to speak.**

**The Public Hearing closed at 8:01 PM**

