

THE INLAND WETLANDS COMMISSION OF THE TOWN OF AVON HELD A MEETING
ON TUESDAY, JUNE 5, 2018.

Present were Clifford Thier, Chair; Michael Beauchamp, Vice Chair; Commissioners: Martha Dean, Jed Usich, Michael Feldman and Dean Applefield. Also present were John McCahill, Planning and Community Development Specialist/Wetlands Agent and Christine Campasano, IWC Clerk. Absent: Robert Breckinridge.

Mr. Thier called the meeting to order at 7:00 p.m.

No communication items from the public were received.

OUTSTANDING APPLICATION:

APPL. #756 – Carpionato Group, LLC; Avon Town Center, LLC; Avon Town Center II LLC; Avon Town Center III LLC; and the Town of Avon as owners/applicants: Requests for regulated activities as follows: 1.) Clear, grub, grade, construction of roadway, driveways, utilities, stormwater management system, landscape, and hardscape within the 100' upland review area 2.) Clear, grub, grade, construction of building, roadway, filling, selective clearing within limits of the wetlands; *and* clear, grub, grade, construction of roadway, driveways, parking, utilities, stormwater management system, landscape, wetlands mitigation, and hardscape within the 100' upland review area 3.) Clear, grub, grade, fill, construction of retaining wall within the limits of wetlands; *and* clear, grub, grade, construction of roadway, driveways, walking trails, pedestrian bridge, utilities, stormwater management system, landscape, and hardscape within the 100' upland review area. Locations: 21 Ensign Drive, Parcel 2210021; 30 Ensign Drive, Parcel 2210030; 65 Ensign Drive, Parcel 2210065; 70 Ensign Drive, Parcel 2210070; 60 West Main Street, Parcel 4540060; 65 Simsbury Road, Parcel 3970065; 71 Simsbury Road, Parcel 3970071; 93 Simsbury Road, Parcel 3970093; 55 Bickford Drive, Parcel 1300055; 75 Bickford Drive, Parcel 1300075.

Attorney Meyers started the Avon Center project presentation. He explained that they would present information in order for the Commission to make a determination if a public hearing would be scheduled for this application.

Those in attendance included Michael Cegan, landscape architect and planner of Richter and Cegan; Joseph McDonnell, Associate Landscape Architect, Richter and Cegan; Ron Bomengan, P.E. from Fuss and O'Neill, Joshua H. Wilson, Senior Ecologist and Soil Scientist from Fuss & O'Neill and Joseph Pierik, the Carpionato Group. A PowerPoint presentation titled "Avon Village Center, Inland Wetlands and Watercourse Commission Meeting, June 5, 2018" was provided by Richter and Cegan, Carpionato Group and Fuss and O'Neill which provided an overview of the project and the proposed wetland activities. The presenters discussed each slide in depth and fielded questions from the Commissioners.

Michael Cegan gave a brief history of the Avon Village Center project stating that the master plan was approved in 2015 and currently they are on "stage 5" of the permitting process which is seeking a wetland permit. The next step will be a special permit/site plan approval from the

Planning and Zoning Commission. He explained that there were no changes to the plans which were submitted for the preliminary IWC discussion at the March 6th IWC meeting. This is merely a refinement of the presentation previously given.

Mr. Cegan proceeded to review each of the slides (presentation titled “Avon Village Center, Inland Wetlands and Watercourse Commission Meeting, June 5, 2018” should be referenced). Mr. Cegan noted the peer review process has been extensive and still continues.

He stressed that the integration of the Avon Village Center and the Town Hall complex is critical to this project. The project area in total is approximately one hundred (100) acres. He went on to point out the Village Core Area, new Main Street connector, Farmington Valley Trail extension and relocation, new entrance on West Main and the Riverwalk. He discussed the Park and noted the Farmington Valley Greenway Trail will run along the edge of the park. A focal point of the Park will be the historic oak tree.

Mr. Cegan’s presentation was concentrated on the Project Area Wetlands and Watercourses and Phase One – Regulated Area Activities. The three (3) areas of wetland activity were explained as follows:

Wetland Activity Area 1: Nod Brook Enhancement which is the enhancement and maintenance/repair along the brook edge with the addition of brookside plantings and flexi-pave permeable pavement; Nod Brook as a major amenity.

Wetland Activity Area 2, wetland enhancement/creation; habitat enhancement and invasive management; wetland creation (+/- 3,000 sf); native shrub planting, overlook with interpretative signage; wetland activity +/- 3,934 sf of impact, road construction, Farmington Valley Greenway Trail and walk construction, and building R7 construction.

Wetland Activity Area 3: wetland activities include the Farmington Valley Greenway Trail, road construction, retaining walls and +/-116 s.f. fill; Nod Brook trail no fill to be placed in wetlands 2, 3, 4; a trail shall be established at grade and will avoid large trees (>12” DBH) selective cutting and pruning of smaller trees and shrubs permitted.

Ron Bomengan, P.E. from Fuss and O’Neill then provided a stormwater management overview and explained the concept of Low Impact Development (LID). The LID method integrates the site design and planning techniques that conserve the natural integrity of the land and hydraulic functions of the site. He noted all erosion and sedimentation controls will comply with the 2002 CT Erosion and Sedimentation Control guidelines. Mr. Bomengan described Low Impact Development (LID) simply as managing stormwater at a micro-level. The purpose for LID is to maintain or replicate the pre-development hydrologic conditions of the site. Grass/vegetative swales will be used to promote surface runoff from paved areas. Pervious bituminous concrete pavement and subsurface infiltration in the parking lots will be used to promote groundwater recharge. Mr. Bomengan stated that the stormwater quality and quantity management complies with the Town of Avon regulations, the CT Stormwater Quality Manual, as well, as the CT General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities.

Joshua Jackson, soil scientist addressed the Commission regarding the wetland assessment. Area 1 is an isolated wetland, a groundwater discharge wetland, along the western edge of Brookside

Court. This wetland was formed from a berm created by the compacted road bed and parking. An intermittent stream flows through it, next to Arts Center, which ultimately discharges into Nod Brook. Wetland 1 offers limited principal and secondary functions and values. Principal functions and values include groundwater recharge/discharge, production export and wildlife habitat. Wildlife habitat is what Mr. Wilson likes to refer to as “suburban wildlife habitat”.

Michael Feldman asked for clarification on the intermittent the stream in Wetland Area 1. Mr. Wilson responded that it is mostly dry with no flow; the most flow is after heavy rain events and snow melt periods. He said typically from May through October/November, this intermittent stream is more dry than wet. Eventually, a small portion of this area will be impacted and filled and the remainder will remain as is.

Wetland Areas 2, 3, 4 are circumvented by Ensign Drive, Fisher Drive and Route 202 and they include Nod Brook and a 9.75 acre floodplain wetland. This area is associated with Nod Brook. It is a floodplain wetland and it is associated with groundwater discharge; it has a mixture of hydric and floodplain soils. The soils in Wetlands Areas 2, 3, 4 are very poorly drained. Wetland 2, 3, 4 offers limited principal and secondary functions and values. Principal functions and values include groundwater recharge/discharge, floodflow alteration, fish and shell habitat, sediment/toxicant/pathogen retention, nutrient retention/removal/transformation, production export, and wildlife habitat.

Area 5 is .13 acres and includes an unnamed perennial stream and an associated wetland north of Fisher Drive. It has a small floodplain area. The unnamed stream flows/discharges into Nod Brook. Principal functions and values include groundwater recharge/discharge, floodflow alteration, fish and shell habitat, sediment/toxicant/pathogen retention, nutrient retention/removal/transformation, production export, and wildlife habitat.

Mr. Bomengan discussed the map GI-101 dated 5/16/18. He noted the diagonal crosshatch as existing wetlands; the green areas denote proposed grading/vegetation within the URA; the red area is the proposed hardscape in the regulated area; the red cross hatch area shows proposed structures within the regulated area; and the tan area is existing upland review area that will remain undisturbed; and the dark hatched areas are direct impacts to existing wetlands.

Mr. Bomengan asked the Commission what they would like to see staked out for the site walk. Mr. Thier requested they identify the stakes with numbers which corresponded to numbers on the site walk map. He also wants to see the boundary of the 100' wetlands review area marked; the outer borders of the upland review area (URA). Mr. Bomengan agreed and noted some areas are paved and will be marked with spray paint for identification purposes.

Mr. Bomengan noted a pipe crossing Nod Brook will be removed/pulled out. There are two (2) dams between Ensign Road and Climax Road; one will be removed and one will remain. This dam, the lower one, will not be excavated but rather “pulled” out. Mr. Thier questioned what the original function of the dams were. Mr. Bomengan did not know their original function but stated they provide no function now. Mr. Bomengan told Mr. Thier that he will research what the original function of the dams were.

Fuss and O'Neill has requested an update to the FEMA flood map between Ensign Drive and Climax since it is not accurate; they will be updating the floodway and floodplain in that area. Mr. Bomengan stated they will also stake out the graded path/trail location and retaining wall locations.

Mr. Feldman asked for clarification on the Environmental Report (5/15/18) conclusions, page 26. Mr. Wilson mentioned he believed the most important aspect to water quality is having sedimentation and erosion control measures in place during construction; which are to be inspected and maintained.

Josh Wilson and Ron Bomengan mentioned that they are waiting for an update from the CT Natural Diversity Database (NDDDB) regarding endangered species for the stormwater permit. This request was submitted to (2) weeks ago. Mr. Applefield expressed concern that a fairly substantial portion of the project as noted in Figure 2-10 of the Environmental Report fell into a CT NDDDB area. Mr. Applefield stated the mapping suggests the need for follow-up and additional surveys. Mr. Wilson believes that it will come back as listing only the Eastern Box Turtle. There are best management practices during construction to handle turtles if any areas exists. The updated report should be available for the public hearing.

Ms. Dean asked what agencies were involved in the permitting process. Mr. Bomengan replied that they just have to notify the Army Corp, and that a permit is not required. Ms. Dean asked if any permit was needed to remove the dam. Mr. Bomengan replied no since it is not a registered dam and they are not excavating the dam. They will be grabbing as much of the deep footing as they can with the goal to remove as much of the structure as possible.

Michael Beauchamp requested that the Commission have a formalized walking tour with Joshua Wilson. If there are four (4) or more Commissioners attending a walking tour this would be considered a public meeting. At this point, Mr. Bomengan distributed site walk maps with numbered flags to the Commissioners.

Mr. Thier once again requested the URA be marked on site and that the numbers be larger on the map so that they can be read clearly.

Mr. Usich asked if LID was a design philosophy or something specific to their firm. Mr. Bomegan explained LID has been in existence about twenty (20) years; it is a design philosophy.

Mr. Applefield felt it would be beneficial to have the entire Stormwater Management Report. The Commission was provided a summary of the report for informational purposes for this meeting.

Also, Mr. Applefield thought it would be helpful to have a plan of the existing road system. Mr. McCahill responded there is a plan showing the existing and proposed roadways. Mr. McDonnell explained the existing and proposed roadways as shown on the plan set. He noted buildings #13 and #14 on the plan will be coming down. Ensign Drive stays in the same location as does Climax Heights.

Mr. Applefield wanted to applaud the team's sensitivity and thoughtfulness to the project and the site. He wanted to acknowledge the thoughtfulness and care that has been shown in the overall design. He reiterated that he would still need to carefully review the proposed activities.

Mr. McCahill explained that the plan set totaled one hundred and thirty (130) sheets. He reviewed the plan set and chose thirty (30) sheets to provide to the Commission. The Stormwater Management Report is quite lengthy so an Executive Summary for the Stormwater Management Report was provided.

Mr. Thier asked if the large parking lots will be visible from Route 44. Mr. Cegan said you will see open lawns sweeping up to the brownstone walls, so they will be screened.

Mr. Cegan discussed the pavement and sidewalk materials throughout the project.

Joseph Pierik, the Carpionato Group, addressed the Commission. He mentioned buildings R3, R4, R5, R8 will be constructed first, all at one time, and the balance of the other buildings will be constructed somewhere between six (6) to twelve (12) months later. The first four (4) buildings hopefully will be delivered by next summer. This is a layered development – restaurants, retail, residential, residential over retail, etc. The master plan limits the anchor store to less than 54,000 square feet. The balance of the project will happen in the spring/early summer 2020.

Mr. Beauchamp asked about the potential for outdoor ice skating. Mr. McCahill said it was looked at a few years back and was not feasible.

Mr. McCahill asked the Commission to review the plan set and let him know what further information they would like to see.

Mr. Applefield requested a large plan sheet of the notes – sheet CN001 as the half size of the plan is difficult to read. Mr. Applefield also requested a full copy of the Stormwater Management Report.

Mr. McCahill explained that on June 12, this project will be presented to the Planning and Zoning Commission. He recommended that the IWC schedule a public hearing and stated meetings will be held at the Company #1 Firehouse, on Darling Drive.

Michael Beauchamp made the motion to schedule a Special Meeting and public hearing on Tuesday, June 19, 2018 at 7:00 p.m. at the Company #1 Firehouse, on Darling Drive.

Dean Applefield seconded the motion. Mr. Thier asked if there were any further comments.

Motion to vote. All were in favor. The motion passed unanimously.

Michael Beauchamp made the motion to schedule a Special Meeting for a site walk on Tuesday, June 19, 2018 at 5:30 p.m. Dean Applefield seconded the motion.

Mr. Thier asked if there were any further comments.

Motion to vote. All were in favor. The motion passed unanimously.

APPROVAL OF MINUTES:

May 1, 2018

Motion to approve the minutes by Michael Feldman. Motion seconded by Jed Usich. Minutes were approved.

NEXT MEETING:

The next regularly scheduled meeting is July 10, 2018.

There being no further business, the meeting Mr. Thier made a motion to adjourn; seconded by Mr. Applefield. The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Christine Campasano, Clerk
Inland Wetlands Commission