

Hampton IWWA Minutes
Public Hearing and Regular Meeting – March 3, 2020
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The Public Hearing and Regular Meeting of the Inland Wetlands and Watercourses Agency were held on Tuesday, March 3, 2020 at Town Hall.

Present for the Board: Peter Witkowski, Vice-Chairman; Martin Mlyniec; Stan Crawford; Glen Newcombe; Pat Cascio
Absent: Heather Bonneksen, Muriel Miller
Staff and Others Present: John Valente, WEO; Greg Glaude and Ian Cole of Killingly Engineering Associates, Dayna McDermott-Arriola, Recording Secretary

Vice-Chairman Witkowski called the Public Hearing to order at 7:00 p.m.

WEO John Valente read the legal notice as follows:

The Town of Hampton Inland Wetlands and Watercourses Agency will hold a Public Hearing on Tuesday, March 3, 2020 at 7:00 P.M. in the Town Hall Community Room, 164 Main Street, Hampton, Connecticut. This hearing is held for the application for construction of a gravel access drive with three (3) separate wetlands crossings; each crossing includes the culverting of intermittent watercourses, total wetlands filling of 3991 square feet approximately to access upland areas of the property. The property is owned by Stonehurst at Hampton Valley, LLC, located at 119 Providence Turnpike (Route 6) and Drain Street, shown as Lot #7A, Block #27 on Assessors Map #4-10. Maps and other application information are available for review at the Hampton Town Hall Building Department. At this hearing, any interested persons may be heard and written communications received regarding this matter.

Heather Bonneksen, Chairman

Published in The Willimantic Chronicle February 21, 2020 and February 28, 2020.

Glen Glaude of Killingly Engineering Associates and Wetlands and Soil Scientist Ian Cole represented Stonehurst LLC, Craig Gates, Applicant. Notices sent to neighboring property owners were submitted, and maps of the proposed activity were distributed. Mr. Glaude explained that the applicant seeks to permanently access 35 acres on the northeast section of the property for the purpose of providing opportunities for photographs for weddings the event center hosts. The proposal will require wetlands crossings. Mr. Glaude detailed plans involving three crossings deemed the most prudent route and the one which will cause the least disturbance, detailing as well the alternate routes and the reasons for rejecting them. The first crossing will involve 1,105 square feet, the second, 1,360, and the third, 1,526 for a total of 3991 square feet and 88 linear feet. Mr. Glaude also explained the system of pipes to be employed at the crossings and the erosion controls during construction, which will take place only in the dry season. Ian Cole confirmed that the decisions made regarding the route and the crossings are protective of aquatic life and wetlands. He also stated the applicant's intent to remove invasive species from the area.

Members of the Agency and the Conservation Commission raised questions and concerns.

Marcia Kilpatrick asked the method of removing invasive species. Mr. Cole stated that the applicant would enter into an adaptation management contract with a landscape company which would use specific tools rather than machinery to remove invasive species and would avoid the use of chemicals. Ms. Kilpatrick asked if the area's plant life was surveyed. Mr. Glaude stated that the survey revealed red maple and swamp vegetation, and Stan Crawford confirmed that the Natural Diversity Map is annually updated. Ms. Kilpatrick also asked if the site could be used throughout all seasons of the year. Mr. Glaude confirmed that while most activity occurs in the warm months, Stonehurst is a year-round facility.

Penny Newbury questioned the load limit for the crossings. Mr. Glaude said that currently the use of golf carts is planned, as well as tractors, but that the crossings were load bearing and confirmed that they were satisfactory for larger vehicles and, perhaps, future activity. She expressed trepidation regarding the potential of accessing developable acres for unknown uses. Mr. Glaude stated that further uses would be subject to the application process and brought before the Agency.

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Mr. Glaude confirmed for agency members that further expansion would require the involvement of the Army Corps of Engineers, and that the plan would note the temporary deposit site for removed materials.

John Valente questioned the need for a twelve foot wide driveway. Mr. Glaude agreed to raise the possibility of narrowing the width of the crossings to ten feet.

Mr. Valente reviewed stipulations sent earlier to the applicant as follows:

- include plans for parking or turnarounds which require soil preparation 100 feet from wetlands
- delineate watershed for each of the proposed crossings
- provide a water diversion plan in case one is necessary
- treat each crossing as an isolated construction event with engineer approval at the start and at the completion of each, as well as daily inspection during the process
- size the rip-rap at the inlet and outlet in accordance with the hydraulic/hydrology analysis
- include stockpile locations for the storage of debris not to be sited within 35 feet of stream channel or 50 feet of wetlands
- provide detail for apron/entrance, to be in compliance with the 2002 E & S Guidelines
- designate maintenance of E & S Measures and timetable for engineer inspections of measures
- avoid use of silt fencing in stream channel and its banks
- stake traveled route, the extent of filling in wetlands, the end of each culvert with elevations
- prepare wetlands to be filled at each crossing by the removal of stumps and large stone
- use a Geotextile material in the traveled way and finished with gravel bedding in order to leave the organic material in place and minimize excavation adjacent to streams

Mr. Valente also requested the applicant to consider:

- using two crossings instead of three
- bridging one or more of the crossings
- using other measures with an open bottom to achieve the crossings
- reducing the width of the traveled route and including “one at a time” signage at the crossings
- improving drainage off of Hartford Turnpike and improving the inlet to the Farm Pond west of the driveway
- including an easement or restriction for activities near the Little River

Mr. Glaude agreed to submit a drainage report at the continuance of the Public Hearing.

Motion: Stan Crawford, seconded by Martin Mlyniec, to recess the Public Hearing which will continue on April 7 at 7PM. Motion carried unanimously.

The Public Hearing closed at 8:43 p.m.

Vice-Chairman Witkowski called the Regular Meeting to order at 8:45 p.m.

Present for the Board: Peter Witkowski, Vice-Chairman; Martin Mlyniec; Stan Crawford; Glen Newcombe; Pat Cascio

Absent: Heather Bonnekens, Muriel Miller

Staff and Others Present: John Valente, WEO; Dayna McDermott-Arriola, Recording Secretary

Item 1: Audience for Citizens: none.

Item 2: Additions to the Agenda:

Motion: Stan Crawford, seconded by Martin Mlyniec, to add under New Business: Disposition of Recording Device for Use at Public Hearings; and Confirmation of Membership for the Records of the Town Clerk. Motion carried unanimously.

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Item 3: Approval of Minutes – February 4, 2020

Motion: Stan Crawford, seconded by Martin Mlyniec, to approve the February 4, 2020 Minutes. Motion carried unanimously.

Item 4: Old Business:

Item 1: WP0120-01: Stonehurst at Hampton Valley, LLC, Craig Gates, Applicant; 119 Providence Tpke, Hampton, Ct. Proposed Activity: To access an area for wedding photographs and other wedding venues, crossing of three intermittent watercourses and approximately 3900 square feet (in total) of wetlands, location 1/3 mile south on Drain Street just past the Little River and adjacent to power lines.

No further discussion.

Item 5: New Business:

Discuss Disposition of Recording Device for Use at Public Hearings: The Building Department has a recording device that is used for the Public Hearings of the Planning & Zoning Commission and can be used for the Public Hearings of the Inland Wetlands & Watercourses Agency as well.

Confirmation of Membership: After review, the names, addresses, affiliations and terms of the members were verified. The Recording Clerk will review the information with those who were not present prior to submitting the information to the Town Clerk.

Item 6: No Permit Necessary: none.

Item 7. WEO Report

7.1 Monthly Report: John Valente updated members on the progress of the Solar Panel Field

7.2 Duly Authorized Agent Report: none.

Item 8. Communications: none.

Item 9. Discuss and Act on Any Other Business: none.

Item 10. Audience for Citizens: none.

Item 11. Adjournment

There being no further business to come before the Agency, Vice-Chairman Witkowski adjourned the meeting at 8:57 p.m.

Respectfully submitted,

Dayna McDermott-Arriola
Recording Secretary