

CERTIFIED MAIL

January 7, 2015

Joan Maradie
47 Hillsboro Drive
West Hartford, CT 06107

SUBJECT: 54 Hillsboro Drive – IWW #1019

Dear Ms. Maradie:

At its regular meeting of Monday, January 5, 2015, the West Hartford Town Plan and Zoning Commission, acting as the Inland Wetland and Watercourses Agency, gave consideration to the following item:

54 Hillsboro Drive – Application (IWW #1019) of Joan Maradie, R.O., requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant proposes to construct an approximately 4,000 sf single family house along associated site improvements. (Submitted for IWWA receipt on November 3, 2014. (Determined to be potentially significant and set for public hearing on December 1, 2014. Applicant requested a postponement of the public hearing to January 5, 2015.)

The IWWA acted by **unanimous vote (5-0)** (Motion/Seder; Second/Freeman)(Donelson seated for Prestage) to continue the public hearing to **Monday, February 2, 2015 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

You should plan to attend this meeting and be prepared to explain your proposal and also be ready to answer the questions of the Commission and those of the general public.

Additionally, you are hereby advised that you are required to continue to post signs on the subject premises giving notice of the public hearing.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Very truly yours,



Kevin Ahern
Chairman TPZ/IWWA



**C: Ronald Van Winkle, Town Manager
Mark McGovern, Director of Community Services
Joseph O'Brien, Corporation Counsel
Todd Dumais, Town Planner
Essie Labrct, Town Clerk
Duane Martin, Town Engineer
Subject File**

U: sd/TPZ/decisionletters/2015/HillsboroDr54_IWW#1019_Jan15

**INLAND WETLAND AND
WATERCOURSES AGENCY**

January 16, 2015

Duane Martin
Town Engineer
Town of West Hartford
50 South Main Street
West Hartford, CT 06107-2485

SUBJECT: North Main Street Bridge Rehabilitation - IWW #1020

Dear Mr. Martin:

At its regular meeting of Monday, January 5, 2015, the West Hartford Town Plan and Zoning Commission, acting as the Inland Wetland and Watercourses Agency, gave consideration to the following item:

Application (IWW #1020) of the Town of West Hartford (Duane Martin, Town Engineer) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area (Trout Brook). The Town proposes to fully rehabilitate the North Main Street Bridge between Linbrook Road and Brookside Boulevard. The proposed rehabilitation will slow the bridge's deterioration, eliminate water penetration, improve load carrying capacity and extend its service life. (Submitted for IWWA receipt on December 1, 2014. Determined to be potentially significant and set for public hearing on January 5, 2015.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, and the public hearing record the IWWA acted by **unanimous vote (5-0)** (Motion/Seder; Second/Freeman) (Donelson seated for Prestage) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit to be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

NORTH MAIN STREET BRIDGE REHABILITATION
INLAND WETLAND APPLICATION IWW#1020
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1020** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

[1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.



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[2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;

[3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.

[4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.

[5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;

[6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.

[7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and

[8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities which are made inevitable by the proposed regulated activity will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition the Agency considered measures which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on parcels of land which fall under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcels of land are generally located on 172 & 175 North Main Street and 4 & 14 Wyndwood Road.

This permit is issued and made subject to the following conditions:

- 1) Plans of record are incorporated by reference in this permit as fully set forth herein.
- 2.) Town Engineering Division and Planning Division shall receive copies of all material received by IWWA and DEEP.
- 3.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements.
- 4.) This IWWA permit approval shall be stripped onto the final set plan.
- 5.) The applicant shall retain a professional engineer to oversee construction of all improvements and related facilities and certify they have been constructed in accordance with the approved plan.

SPECIAL SITE DEVELOPMENT AND EROSION CONTROL CONDITIONS

An integral requirement of this approval is the early installation and construction of all drainage facilities, and all needed erosion and sedimentation control measures. Prior to the start of any construction, related to on-site improvements, site grading or unit construction, the applicant shall install the needed protective measures and shall continuously maintain such throughout the construction process. The requirement of Article VIII, at Section 177-60 through 177-67 of the Code of Ordinances related to Erosion and Sedimentation Control shall govern all site construction activity.

In addition to the above basic requirements, this permit is issued and made subject to the following conditions:

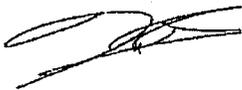
- 1) The applicant shall retain a professional engineer to inspect/oversee construction and the installation/maintenance of the sedimentation and control measures. Inspection shall occur weekly and after each rainstorm and during major storm events to determine all sedimentation and erosion control measures are adequately in place and effective. Biweekly inspection reports shall be provided to the Town Planner and Town Engineer.
- 2) Removal of topsoil will not be permitted until the required siltation/erosion control devices have been installed and inspected by the applicant's engineer. The applicant's engineer shall certify that all erosion and sedimentation controls have been installed according to the approved plan.
- 3) Disturbed areas that will remain idle for extended periods shall be mulched or temporarily seeded for erosion control.

- 4) The top soil will be stockpiled only in an approved location and shall be contained by baled hay or screen filters which will be installed and maintained around the entire perimeter.
- 5) No unnecessary encroachments of construction equipment or vehicles shall be permitted in non-construction areas. Vehicular access to undisturbed areas of the site is restricted to the minimum necessary to complete erosion control and drainage systems.
- 6) Filters or hay bales shall be installed around all catch basins inlet grates.
- 7) During construction, outlets of any drainage systems shall be protected by hay bale filtration screens or splash pools.
- 8) In addition to the measures shown on the plans, additional erosion and sedimentation control measures shall be installed when determined necessary by the Director of Community Services, or his designee.
- 9) The placement and maintenance of all erosion and sediment control measures must meet or exceed specifications set forth in 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, by the Connecticut Council on Soil and Water Conservation.
- 10) The permit shall expire if not exercised within two (2) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

By this letter the IWWA is transmitting a notice of IWW permit approval. This notice is given to the West Hartford Town Clerk and to the State of Connecticut Department of Energy & Environmental Protection per the requirements of the Inland Wetlands and Watercourses Regulations.

If you have any questions regarding this letter, please feel free to contact the Planning Office at 860.561.7555.

Very truly yours,



Kevin Ahern, Chairman
TPZ/IWWA

Cc: Mark McGovern, Director of Community Services
Essie Labrot, Town Clerk
Todd Dumais, Town Planner
Joseph O'Brien, Corporation Counsel
Duane Martin, Town Engineer
Brian Pudlik, Zoning Enforcement Officer
Brian McCarthy, Conservation and Environment Commission
Department of Energy & Environmental Protection
Subject IWW File

INLAND WETLAND AND
WATERCOURSES AGENCY

CERTIFIED MAIL

January 7, 2015

Gregory Piecuch, Esq.
Kroll McNamara Evans & Delehanty LLP
65 Memorial Road, Suite #300
West Hartford, CT 06107

SUBJECT: 77 Orchard Road - IWW #1023

Dear Attorney Piecuch:

At its regular meeting of Monday, January 5, 2015, the West Hartford Town Plan and Zoning Commission, acting as the Inland Wetlands and Watercourses Agency, gave consideration to the following item:

77 Orchard Road – Application (IWW #1023) of Elizabeth and Michael Reilly, R.O.s (Gregory Piecuch, Attorney) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on January 5, 2015. Suggest required public hearing be scheduled for February 2, 2015.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Seder; Second/Maresca) (Donelson seated for Prestage) to schedule this matter for public hearing on **Monday, February 2, 2015 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

You should plan to attend this meeting and be prepared to explain your proposal and also be ready to answer the questions of the Commission and those of the general public.

Additionally, you are hereby advised that you are required to post a sign on the subject premises giving notice of the public hearing. Signs must be posted in a visible location from the street and must be installed at least seven (7) days before the date of the public hearing. Signs and an affidavit are available at the Town Planner's Office. A \$20 fee will be charged to cover costs.

If you have any questions, please feel free to contact the Planning Staff at 860.561.7555.

Very truly yours,



Kevin Ahern
Chairman TPZ/IWWA



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**C: Ronald Van Winkle, Town Manager
Mark McGovern, Director of Community Services
Joseph O'Brien, Corporation Counsel
Todd Dumais, Town Planner
Essie Labrot, Town Clerk
Duane Martin, Town Engineer
Subject File**

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INLAND WETLAND AND
WATERCOURSES AGENCY

CERTIFIED MAIL

January 6, 2015

Gregory Piecuch, Esq.
Kroll McNamara Evans & Delehanty LLP
65 Memorial Road, Suite #300
West Hartford, CT 06107

SUBJECT: 77 Orchard Road - IWW #1024

Dear Attorney Piecuch:

At its regular meeting of Monday, January 5, 2015, the West Hartford Town Plan and Zoning Commission, acting as the Inland Wetlands and Watercourses Agency, gave consideration to the following item:

77 Orchard Road - Application (IWW #1024) of Elizabeth and Michael Reilly, R.O.s (Gregory Piecuch, Esq.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant proposes to construct an approximately 6,000 sf single family home and 800 sf attached garage along with associated site improvements. Site improvements include grading, paved driveway and clearing of trees. The majority of the site is located in the 150' regulated upland review area. (Submitted for IWWA receipt on January 5, 2015. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Maresca; Second/Seder) (Donelson seated for Prestage) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **Monday, February 2, 2015 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

You should plan to attend this meeting and be prepared to explain your proposal and also be ready to answer the questions of the Commission and those of the general public.

Additionally, you are hereby advised that you are required to post a sign on the subject premises giving notice of the public hearing. Signs must be posted in a visible location from the street and must be installed at least seven (7) days before the date of public hearing. Signs and an affidavit are available at the Town Planner's Office. A \$20 fee will be charged to cover costs.

Very truly yours,



Kevin Ahern
Chairman TPZ/IWWA



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**C: Ronald Van Winkle, Town Manager
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**INLAND WETLAND AND
WATERCOURSES AGENCY
CERTIFIED MAIL**

January 7, 2015

Patrick O'Leary
100 Great Meadow Road, Suite 200
Wethersfield, CT 06106

SUBJECT: 245 Prospect Avenue – IWW #1022

Dear Mr. O'Leary:

At its regular meeting of Monday, January 5, 2015, the West Hartford Town Plan and Zoning Commission, acting as the Inland Wetlands and Watercourses Agency, gave consideration to the following item:

245 Prospect Avenue - Application (IWW #1022) of Wakefern Food Corporation, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland and watercourse area. The applicant (Shoprite) seeks to modify an existing truck turnaround to allow tractor trailers to maneuver within the limits of the subject property. No direct impact to the regulated upland review area is proposed. (Submitted for IWWA receipt on January 5, 2015. Presented for determination of significance.)

The IWWA accepted your request to withdraw this application. If you have any questions, please feel free to contact the Planning Office at (860) 561-7555.

Very truly yours,



Kevin Ahern
Chairman TPZ/IWWA

C: Ronald Van Winkle, Town Manager
Mark McGovern, Director of Community Services
Joseph O'Brien, Corporation Counsel
Todd Dumais, Town Planner
Essie Labrot, Town Clerk
Duane Martin, Town Engineer
Subject File

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