

1 **MINUTES**

2 **CONSERVATION COMMISSION/INLAND WETLANDS AND WATERCOURSES AGENCY**

3 **Tuesday, April 2, 2024 at 7:00 P.M.**

4 **Simsbury Town Hall - Main Meeting Room**

5 **933 Hopmeadow Street, Simsbury, CT 06070**

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7 **I. CALL TO ORDER & ROLL CALL**

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9 Chairman Winters called the meeting to order at 7:00 P.M.

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11 **Present:** Andrew Bade, Jason Berman, Charles Haldeman, Jason Levy, Margery Winters;
12 Assistant Town Planner, Brittany MacGilpin

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14 **Absent:** Joseph Campolieta, Donald Eaton

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16 **II. APPROVAL OF MINUTES**

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18 March 19, 2024 regular meeting

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20 **MOTION:** Mr. Haldeman moved to approve the March 19, 2024 minutes for the regular
21 meeting of the Conservation Commission/Inland Wetlands and Watercourses Committee. Dr.
22 Bade seconded the motion.

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24 All in favor, no opposed, no abstentions. (5-0-0)

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26 **III. NEW APPLICATIONS FOR RECEIPT AND DETERMINATION OF SIGNIFICANCE**

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28 **IV. PUBLIC HEARING AND/OR ACTION ON APPLICATIONS**

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30 **Application CC #24-10** of 34 Hopmeadow St. Realty Co, LLC, for a wetland permit to grade
31 and remove material to create a detention basin, install a fence for play area, and install storm
32 drainage and underground utilities in the soils in the upland review area in association with a
33 daycare center being proposed at 34 Hopmeadow Street (Assessor's Map E19, Block 117, Lot
34 001-1C) Simsbury, CT 06070, Zone PAD.

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- Brian Denno, Denno Land Surveying, addressed the Commission and provided a summary of the project.
 - Mr. Berman inquired about what type of trees would be planted on the back of the property. Mr. Denno responded that those trees would be evergreens.
 - Mr. Haldeman inquired about the type of trees on the front of the property. Mr. Denno indicated that those trees would be red maple or oak trees. Discussion ensued around ensuring that the height of the trees does not block the viewshed of the ridge. Mr. Denno noted that the trees could be located farther back on the property if needed. He will review the area to determine the maximum height of the trees and/or the distance needed to ensure the view is preserved.
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- 46 • Ms. Winters requested that Mr. Denno review the plantings in the storm water basins, noting
47 that Cardinal Flower typically does better in wetter conditions, while New Jersey Tea and
48 Butterfly Weed prefer dryer conditions.
- 49 • Ms. Winters requested that the landscape plan include more specificity on the species of
50 native maple, oak, spruce, and dogwood trees. She also noted that tulip trees can grow very
51 large, and that PJM rhododendron trees are not native to the area. Mr. Denno responded that
52 it can be difficult to source specific trees, but he will review the landscape plan and include
53 more specificity where possible.
- 54 • Ms. Winters requested that a conservation seed mix suitable for detention basins be utilized
55 in the detention basin.
- 56 • Ms. Winters suggested creating a little bluestem meadow in the front of the property as
57 opposed to grass. A little bluestem meadow requires less maintenance and has better habitat
58 value and no fertilization.
- 59 • Mr. Haldeman inquired if the lighting is Dark Sky compliant. Mr. Denno noted that his goal
60 is to ensure the lighting is Dark Sky compliant and is in discussions with an electrician.
- 61 • Ms. Winters inquired if the lights will be left on all night. Harry Freeman, Developer, noted
62 that the lights will either be turned off after the maintenance crew has left at night or will be
63 turned down to the minimum level as required by the local police department. The lights will
64 have a motion detector.
- 65 • Ms. Winters opened the public hearing. No comments from the public were made.

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67 **MOTION:** Mr. Haldeman moved to close the public hearing. Mr. Levy seconded the motion.

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69 All in favor, no opposed, no abstentions. (5-0-0)

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71 **MOTION:** Mr. Haldeman moved to approve **Application CC #24-10** of 34 Hopmeadow St.
72 Realty Co, LLC, for a wetland permit to grade and remove material to create a detention basin,
73 install a fence for play area, and install storm drainage and underground utilities in the soils in
74 the upland review area in association with a daycare center being proposed at 34 Hopmeadow
75 Street (Assessor's Map E19, Block 117, Lot 001-1C) Simsbury, CT 06070, Zone PAD based on
76 the following findings:

- 77 a. The construction of the detention basin will increase the area of the wetlands function as
78 it will help filter and drain storm runoff as water moves through the basin into the culvert.
- 79 b. Prudent and feasible alternatives do not exist at the elevation needed for the detention
80 pond occurs in the area where the wetland soils and upland review are located.
- 81 c. Short-term impacts to the regulated area will be minimized with the use of soil and
82 control measures.

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84 And subject to the following conditions:

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86 1. The project shall be developed in substantial conformance to the site plan titled,
87 "Childcare Facility, Parcel ID: E18 117 001-1C Hopmeadow Street-Simsbury CT"
88 dated, 3/8/24, prepared by Denno Land Surveying and Consulting, LLC.
- 89 2. Native plantings in the project area will be utilized per the submitted landscape plans in
90 the above referenced plan set as well as the plantings suggested by the Agency.

- 91 3. At all times during site work and until soil areas are stabilized, the applicant shall install
92 and maintain erosion and sediment control measures depicted in the plot plan (see
93 condition #1) such as fabric filter fence or other measures deemed necessary by the
94 Commission’s agent to prevent erosion and sedimentation impacts to wetlands and
95 watercourses.
96 4. All erosion control and soil stabilization measures shall comply with the approved plans
97 and the guidelines as established in the Connecticut Guidelines for Soil Erosion and
98 Sediment Control, 2002, CTDEP Bulletin 34.
99 5. Upon direction of the Commission’s agent, erosion and sediment control measures shall
100 be removed by the Applicant following stabilization of the site.
101 6. The Inland Wetlands Agent shall be notified at least 48 hours prio4 to commencement of
102 activities.
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104 Mr. Levy seconded the motion.

105 All in favor, no opposed, no abstentions. (5-0-0)
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108 **V. OLD COMMISSION BUSINESS**

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110 **VI. AGENT ACTIONS**

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112 **VII. CONSERVATION BUSINESS**
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- 114 • Ms. Winters noted that the state initiated a “CT Lights Out” program, in an effort to have
115 state buildings turn off lights in the spring during peak bird migration. The initiative was
116 successful, and the state has decided to implement it all year. Ms. Winters inquired if this is
117 an initiative Simsbury could implement. Ms. MacGilpin will investigate.
- 118 • Ms. Winters noted that the Simsbury Farms sign lighting is very bright and is on all night.
119 She inquired if that could be addressed. Ms. MacGilpin responded that she would
120 communicate this to Tom Tyburski, Director of Culture, Parks, and Recreation.
- 121 • Mr. Haldeman inquired if Town Staff had any data on how communities across the state are
122 implementing Dark Sky regulations. Ms. Winters noted that a model Dark Sky regulation
123 has been drafted, and she has provided it to Town Staff.
- 124 • Ms. Winters will be participating in a Dark Sky talk next Tuesday, 4/9/2024, at the First
125 Church at 7:00 p.m. She believes this will be recorded on Simsbury Community Media or
126 on the Pollinator Pathways website.
- 127 • Mr. Levy discussed whether the Town would implement No-Mow May. Ms. Winters
128 expressed concerns with the spreading of invasive weeds, but noted that Douglas Tallamy,
129 Professor from the University of Delaware, has useful information for homeowners on
130 native plantings. She will provide the link to Town Staff.
- 131 • Ms. MacGilpin noted that she will draft a letter to send to the Zoning Commission on the
132 Dark Sky Initiative, proposing a text amendment to town regulations. She will provide the
133 draft letter to the Conservation Commission for review.
- 134 • Ms. Winters noted that the Simsbury Land Trust is holding an invasive plant program on
135 6/8/2024 at the Apple Barn. They also have a series of invasive plant workdays on

136 Wednesdays and Saturdays. Information on these programs is located on the Simsbury
137 Land Trust website.

- 138 • Mr. Haldeman inquired about status of the POCD Implementation Committee. Ms.
139 MacGilpin responded that letters are in process of being drafted by the Planning
140 Commission to be sent to the various Commission Chairs.

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142 **VIII. ADJOURNMENT**

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144 **MOTION:** Mr. Haldeman moved to adjourn. Mr. Levy seconded the motion.

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146 All in favor, no opposed, no abstentions. (5-0-0)

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148 The meeting adjourned at 7:37 P.M.

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150 Respectfully Submitted,

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152 Cara Blackaby

153 Commission Clerk