

December 6, 2004

Conservation Commission
Public Hearing - Scantic Meadows Development
7:00 pm

Members present: Charles Schmitt, Candice Keddy, Philip Grant, Patricia Cote and clerk pro-tem Pat Smith.

Charlie opened the hearing introducing the newly appointed Conservation Commission members. Pat Cote recused herself from the hearing as she lives near the project and was advised by the state ethics commission there could be a possible financial interest as the development could effect her property value.

Charlie turned the hearing over to Pete Levesque, wetland specialist, and Bob Caferalli, engineer, for the Scantic Meadows development owned by Ed Speight of East Longmeadow. Pete presented the project from the beginning, as had been done originally. The development, off Somers Road, consists a 23-lot subdivision with 2 lots estate lots plus roadways on 54 ½ acres. There are 2 wetland systems, a farm pond, and a Tennessee Gas line easement on the property. The BVW has been delineated and the 3-wetland areas have been flagged. It was not necessary to file with the state Wildlife Habitat agency. Catch basins will flow into an infiltration system that can handle a 100-year storm. A grated dry well plus 2 detention basins will be added. The development has been approved by the Planning Board and the Town Engineering firm Tighe & Bond.

The former Conservation Commission had requested a 3rd party impartial review of the project and hired Patrick Garner of Northbrook to do the review. Mr. Garners' report hasn't been received as of this hearing date but should be received within a couple of weeks. Pete met with Mr. Garner in October and stated any issues appear to be resolved. This hearing is for the project. Many proposed lots are outside the wetlands buffer. Those lots within the buffer will require separate Notices of Intent for each individual parcel.

Charlie opened the hearing to the public for questions. Most of the questions and comments referred to the proposed system of dry wells and infiltration tubes and the detention basins. Questions also arose on who would be responsible for maintaining the dry wells and detention basins, the homeowners or the Town. It was also noted many of the abutters were not aware of the continuation of the hearing.

Due to the fact Mr. Garners' report was not available for tonight's meeting it was voted to continue the hearing until January 2005. A tentative date was set for January 10th. It was also agreed the Commission will send notices to the abutters about the continuation.

The meeting adjourned at 8:40 pm.

Respectfully,
Pat Smith, clerk pro-tem