

**Inland Wetlands and Watercourses Commission
Town of Wallingford**

SPECIAL MEETING

Friday, July 16, 2010, 4:00 p.m.

1.) Roll call

Chairman Vitali convened the meeting at 4:01 p.m. at 803 North Farms Road.

Present were James Vitali, Chairman, Ellen Deutsch, Vice Chairperson, Nick Kern, Secretary, and Erin O'Hare, Environmental Planner. From the public, Paula and Sarah Miller.

Chairman Vitali indicated the purpose of the meeting was to observe site conditions and proposed regulated activities on the property which is the subject of a development application, 803 North Farms Road. Ms. O'Hare would act as recording secretary.

2.) #A10-5.3 / 803 North Farms Road - Toll Brothers, Inc.

Representing the Applicant were Dan Rossi, Toll Brothers, Attorney Tim Lee, Project Engineer David Carson, OCC, Soil Scientist Thomas Pietras, and Ecologist Jodie Chase.

After introductions, Mr. Carson led those present through the property highlighting areas of interest moving past the farmhouse through the hay field along the southern side of the property where it abuts "The Willows" development, west to the riparian corridor of Padens Brook, across the wetland area to the northern "wet meadow" and back to the pasture area.

Chairman Vitali questioned why the obviously wet pasture located to the rear of the residence was not classified a wetland. Mr. Pietras responded that the wetness results from the siltiness of the soil type and the continual crossing of the area by cows over the years. Ms. O'Hare indicated that Mr. Pietras had dug soil samples at her request previously in this area and had maintained it was a Watchaug soil. Mr. Carson pointed out the centerline of the proposed road. Chairman Vitali felt that at one time the northern wet meadow may have extended to the south in a swathe through here similar to what was observed at "The Willows" property and he noted a different type of grass grows there.

Mr. Carson pointed out staked locations of lots that back up to the river corridor, the proposed split-rail fence line, and the southerly stormwater basin. The split-rail fence is on the rear property lot lines. The IWWC viewed the pasture which ends at the treeline where two massive white oaks are located within a proposed conservation easement on lots. He pointed out the original location of the proposed discharge area which follows an opening and the new proposed location located further to the south. Most of the trees in the area will remain. The pipe outlet location and the discharge area were pointed out. He indicated the basin would release all flows in less than 10-hours time.

Chairman Vitali indicated a slower release would benefit the wetlands/river. A 99-year storm would release at the same rate as a 2-year storm, Mr. Carson stated. The IWWC observed the area where Padens Brook loops around for possible alternate discharge areas.

The IWWC traversed the brook and headed north to view the location of the proposed level spreader just to the north of the hedgerow. The IWWC passed under the barbed wire fence to the hayfield. Mr. Carson pointed out the location of the northerly basin and the end of the proposed cul de sac. He indicated some proposed chainlink fencing has been substituted with split-rail fencing now.

Ms. O'Hare asked Ms. Chase what type of plant community was anticipated in the "wet meadow" once cows no longer kept the plants "mowed". It was noted the cows had not "mowed" the soft rush which is currently the dominant plant there. Ms. Chase indicated her recommendation was to mow once a year so she believes that the meadow would remain the same.

The central/easterly pasture area was observed. Chairman Vitali commented on the wet soil condition observed and the soft rushes growing there. Mr. Pietras indicated it was a Watchaug soil - very silty and compacted by the cows leading to wet surface conditions. Ms. O'Hare asked about constraints to development presented by the high water table of the Watchaug soil in this location. Mr. Carson and Mr. Rossi indicated that footing drain systems would be installed and tied to the storm drain system where feasible, or, where not feasible, a sump pit and a sump pump would be installed and some pumps would remain in the home. Chairman Vitali commented that filling will be required here. Mr. Carson responded that the site is probably a balance of cut and fill.

Chairman Vitali asked Paula Miller if she had any questions or concerns. Ms. Miller responded she owns an abutting lot in "The Willows" and was just interested in learning what was proposed next door.

Chairman Vitali adjourned the meeting at 5:00 p.m.

Respectfully submitted,

Erin O'Hare
Acting Recording Secretary