



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
(Approved Minutes)

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, MARCH 10, 2009

Commissioners Present

Sandra Bobowski
Temple Shannon
John Lupo, Jr.
David Blatt

Staff Present

Kim Holden
Beverley Jackson
Jonathan Mullen

Commissioners Absent

David Jorgensen
Fran Reale
Gabriel Rosenberg
Edwin Vargas, Jr.,

Chairperson Bobowski called the meeting to order.

I. Minutes

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Blatt, the minutes of February 24, 2009 were approved.

II. Public Hearing

A. 200 Bloomfield Avenue – Wetland Permit Application – Underground Conduit Repair underneath the Park River.

Chairperson Bobowski called the public hearing to order.

Chief Staff Planner Kim Holden read the legal notice and Chairperson Bobowski read the rules of conduct.

Principal Planner Jonathan Mullen presented the application and answered questions.

The application is for a wetland permit to repair a conduit that runs underneath the Park River, University of Hartford Campus. The University of Hartford is located at 200 Bloomfield Avenue, The north west corner of the City of Hartford, in the R-7 zoning district. The proposed activity will take place in the center of campus about 225 feet down stream from the dam/road crossing the Park River, which separates the residential portion of the campus from the academic/offices portion of the campus. Adjacent properties to the north of the University of Hartford is the Town of Bloomfield, to the south is the Watkinson School, to the east is Weaver High School, and to the west of the property is the Town of West Hartford. The wetlands areas of the proposed activity

run parallel to the banks of the Park River on both sides. The 100 foot upland review area consists mainly of Udorthents soils and Hadley Silt Loam soils. There is moderate vegetation on each side of the bank of the river in the wetlands area, and there are also areas that are landscaped.

The applicant proposed to replace three existing communications conduits that are currently underneath the river but have been unearthed due to the river flow over the years but are in danger of becoming compromised which would cause an interruption of communication service from the residential section to the academic section of campus. There are three separate conduits, the applicant is proposing to take conduits and put them into a bundle and snake one bundle underneath the river with all the conduits and have two access points on either side of the river. Two of the conduits have already been compromised and the third one threatens to be damaged.

The applicant is proposing to use a horizontal drilling method which will start on the south side of the river. The total soils to be removed from underneath the wetland area total 6.7 cubic yards. The total soil removed from the 100 foot upland review area for both banks includes 45.8 cubic yards for the trenching and 2 cubic yards for excavation of the hand dug holes. The proposed project will have a minimal impact on the wetland area. The main excavation area will be within a 100 foot upland review area on both sides of the river.

Commissioner Blatt asked what's going to happen to the conduits that they will be replacing and Mr. Gaston of Fuss & O'Neill stated that at this point they haven't really discussed trying to eliminate them or trying to pull them, or to just let nature have their way with them.

Commissioner Lupo asked if the conduits will be carrying communications or communications and power and Mr. Gaston stated that the power is served overhead.

Mr. Patrick DePaula a resident, asked if they had any plans for the soil that's being removed and Mr. Gaston stated not at this point.

Chairperson Bobowski closed the public hearing.

III. Regular Meeting

The Commission considered the following items from the public hearing:

B. 200 Bloomfield Avenue – Wetland Permit Application – Underground Conduit Repair underneath the Park River.

Following a discussion on a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Shannon, the following resolution was approved:

Whereas, The Planning and Zoning Commission, in its role as the Inland Wetlands Agency has, under Section 9.1 of the Inland Wetlands and Watercourses Regulations, reviewed an application for a wetlands permit to use horizontal drilling and trench excavation to install a new 16 inch communications conduit bundle under the North Branch of the Park River and its surrounding wetlands; and

Whereas, The proposed drilling will take place underneath the wetland; and

Whereas, Any soil excavated from the upland review area will be restored to pre-excavation levels; and

Whereas, The conduit will be placed 8 feet below the channel bed; and

Whereas, Replacement of the existing conduits is necessary so that service between the academic and residential portions of campus is not interrupted; and

Whereas, The proposed project will have a minimal impact on the wetlands; Now Therefore Be It

RESOLVED: The City of Hartford Planning and Zoning Commission, in its capacity as the City's Inland Wetlands Agency, hereby approves the wetlands permit to use horizontal drilling and trench excavation to install a new 16 inch communications conduit bundle under the North Branch of the Park River and its surrounding wetlands as shown in the drawings entitled "University of Hartford Underground Communications Emergency Repair and Relocation" and dated February 4, 2009, prepared by Fuss & O'Neill 146 Hartford Road Manchester, CT 06040 "University of Hartford Erosion & Sedimentation Control Details Emergency Repair and Relocation" dated February 4, 2009, prepared by Fuss & O'Neill 146 Hartford Road Manchester, CT 06040

RESOLVED: This Tenth Day of March 2009.

The following Commissioners voted affirmatively: Bobowski, Lupo, Jr., Shannon, and Blatt.

IV. New/Old Business

Commissioner Bobowski discussed a letter received from the Connecticut Coalition of Environmental Justice to be able to attend the Planning and Zoning meeting and discuss items that are not listed on the agenda.

Meeting adjourned.

Respectfully submitted,

Kim Holden, Chief Staff Planner