



TOWN OF WARE

Conservation Commission

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Meeting Minutes from
Wednesday, December 14, 2016
Board of Selectmen's Meeting Room

Commission members present: Dennis Cote, David P. Kopacz, Sr., Kristin Rosenbeck, Mark Swett (Chairman)

Conservation Staff present: Anna S. Marques

Commission members absent: none

Public: As taken from observations and sign-in sheet: Donald Frydryk, Martha Klassanos, Melina Bourdeau

Chairman Mark Swett called the meeting to order at 6:35 p.m.

1. Applications

- a. *NOI 317-431 Charter Foods North LLC (Taco Bell), for construction of a proposed restaurant and associated site improvements.*

Don Frydryk presented the NOI application on behalf of the Applicant, Charter Foods. The property owner is Aldrich Management Company.

The project is an 86'x30' Taco Bell restaurant with drive-thru including blacktop parking (16 spaces have been approved) on the portion where the house was removed.

The proposed design calls for a closed drainage system with drainage out to behind the building. Mark S. inquired about the catch basin design shown in the detail on the plans. Don F. explained it is a water quality device designed for 80% removal. The drainage outlet will have no impact on bordering vegetated wetlands. A letter submitted by the National Heritage & Endangered Species program also stated that there will be no impact. With regards to flooding, the area is in a 100-year flood plain at elev 403, it was designed for 401. The easement in the back is for another project's ramification, and this design will not impact it. A letter was submitted at the meeting to address comments received in the Notification of Wetlands Protection Act from DEP¹

Infiltration basin must be placed above the 10 year floor elevation of 399.1, it was designed so that the grade surrounding the basin was no lower than 399.5, similar to a dike built around the basins. In a 100-year flood, the water would be 2'-3' deep. It was mentioned that the building inspector should make sure that the building be built flood-proof.

¹ Submission of letter dated December 13, 2016, addressed to the Town of Ware Conservation Commission from Donald J. Frydryk, P.E., P.L.S.

Dave K. expressed that the design met and exceed total storage requirements. Mark S. stated he was originally concerned at the feasibility of this project but is now relieved to see the design and presentation. Though the area is subject to flooding and is governed by National Heritage, the project is not located in wetlands.

Motion by Dave Kopacz to approve the project. Seconded by Kristin Rosenbeck. So voted 4 /0 /0.

2. Old Business

- a. 177 Osborne Road

D. Kopacz has been by the property a couple times in hopes of catching the owner for notification of the conservation restrictions on property.

- b. Approve and sign meeting minutes from November 9.

Motion by D. Kopacz to accept the meeting minutes. K. Rosenbeck seconded. So voted 4/0/0.

- c. Beaver Lake Club Corp.

With regards to work being done, D. Kopacz said he would call John P., who has a copy of the plans. D. Kopacz was not able to locate markers delineating high water lines. There were no rebar, concrete or granite bank markers visible. There should be two for the high-water delineation; one at the boat ramp and one where the canoes are piled up.

- d. Herbicide on powerline work

Work involving the use of herbicide on power lines is exempt.

3. Adjournment

Motion by D. Kopacz to adjourn at 7:02 p.m. Seconded by K. Rosenbeck.

Respectfully submitted by Anna S. Marques

Approved on 2/8/17
Date

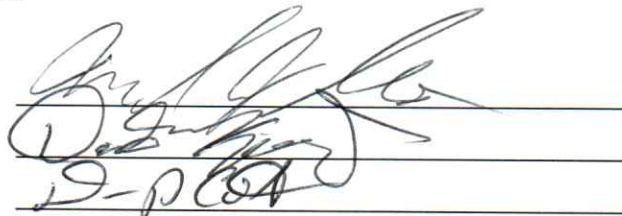
Members:

Mark Swett

David P. Kopacz, Sr.

Dennis Cote

Kristin Rosenbeck


KM 2/8/17