

**MINUTES – REGULAR MEETING
WINDSOR INLAND WETLAND AND WATERCOURSES COMMISSION
Wednesday, April 7, 2004**

The meeting was called to order at 7:03 PM in the Ludlow Room, Windsor Town Hal by Chairman Golden.

I. ROLL CALL

Present: Gerald Golden, Linda Kollmorgen, Jill Levine, N. Philip Lord, Charles Vola, Agent Cyd Groff, and Edward Borowski (8:15)
Absent: Garry Crosson, Kenneth Herman
Excused: Robert McCarron, Robert Rispoli

II. Public Communications

None.

III. Public Hearing and Consideration of Public Hearing

A. Application 04-700 – Archer Memorial A.M.E. Zion Church – 318-322 Hayden Station Rd. – construction of addition to existing building with associated grading, parking, septic, and utilities partially within the 100' regulated area.

Postponed until the May meeting.

B. Application 04-701 – Verizon Wireless – 480-482 Pigeon Hill Rd. – Construction of addition to building with associated grading, paving, and drainage partially within the 100' regulated area.

The public hearing was opened at 7:06PM.

Ken Baldwin, attorney presenting for the applicant.

Mr. Baldwin gave the history of the site as far as previously being owned by Metro Mobile before Verizon bought it. It is the main switch station for Connecticut, Massachusetts and Vermont. The last expansion was in 1999 showing the significant growth in their customer base. The plan is for the building to go from 15,600 square feet to 45,000 square feet. The parcels to the east and west are being purchased to help meet the coverage requirements for zoning. Will be asking for a decrease in the amount of parking needed because there aren't many employees. The existing buildings and the impervious

surfaces on the adjacent properties will be removed and will be planted with native plants.

Dean Gustafson, soil scientist, Middletown, presenting for the applicant.

Description of existing conditions given. The slopes go west to east. The underlying soil is Wethersfield loam. The wetland drains northeast to a tributary of Mill Brook. The existing detention basin does not have wetland soil characteristics, it's for stormwater flow only. There will be an increase in depth of the detention basin, but not area. The existing parking area will remain. All of the new stormwater will go to the detention basin.

Doug Roberts and Chuck Croce, Engineers, URS, presenting for the applicant.

Description of the existing detention basin. The original design was approved in 1991 and designed to handle a 100-year storm. It will drain in approximately four (4) hours. There will be some infiltration in the basin and the 100-year storm will release at a 4.5 cubic feet per second flow. It will reduce the flow and the velocity from current conditions. Will remove about 40 cubic yards of soil to increase the size of the bottom of the basin. The headwall will remain the same.

Commissioner Levine: Who will do the maintenance on the detention basin?

Mr. Baldwin: There needs to be an agreement between Verizon and the Balls.

Commissioner Levine: Mrs. Ball is her business partner, but can remain objective for this application.

Chairman Golden: Anyone from the public wishing to ask questions?

Ignatz Dudack, 400 Pigeon Hill Road. What is leaving the catch basin?

Mr. Croce: A ten-inch pipe.

Mr. Dudack: No, it's a six-inch perforated pipe. If it's not regular soil, why did they have to blast for the last building?

Chairman Golden: The applicant is trying to show what they have found and how they intend to improve things.

Commissioner Lord: We should have our Agent ask the engineering department about what is in our records about where the water goes.

Ken Wilkos, 357 Pigeon Hill Road. How can you build on this now when it wasn't allowed in '87, '89 or 1992? When they built the building that's there now, the landscape changed and the water table got higher. This shouldn't be happening, we were promised that fifteen (15) years ago. There is no sewer system on Pigeon Hill Road. The rock ledge is close to the surface. This will render my land useless, the hayfield is already wet in the center.

Commissioner Lord: There will be no increase in amount of water and a decrease in the velocity. That means there will be less scour.

Mr. Wilkos: The water from their current site flows out their driveway and down Pigeon Hill.

Commissioner Lord: Should we change the detention time to more than four (4) hours? It would diminish the amount per second leaving the site.

Mr. Baldwin: We are meeting the obligations required by the Town and have met with staff including engineering and they have been satisfied.

Ed Yesaitis, 440 Pigeon Hill Road. There are springs between Verizon and us. Since the last building occurred, we get water in the basement. An infiltration system went in after 1999.

James Vurtun, 479 Pigeon Hill Road. I have water in my fields as well. I'm at the end of the drainage on Pigeon Hill.

Commissioner Levine: I would like the Town Engineer to be present at the next meeting to testify for or against the drainage proposed.

Chairman Golden: I agree.

Commissioner Lord: I'm concerned about the impact of water leaving your site; we have an obligation that extends beyond your site.

Mr. Baldwin: I appreciate the Commission's need to have all the information before making a decision. You depend on Town staff to give you the information you need to make the best decision on an application. We're here tonight to talk about the improvements to be made on Pigeon Hill Road.

Commissioner Lord: I'm concerned about impact to surrounding properties and would like to be reassured by our Town engineers. The person downstream always feels the effects of the uphill activity. I have no negative feelings about what you're doing.

Chairman Golden: Copies of previous applications and engineering review of what was approved – were we causing a problem then and are we continuing it?

Roger Ball, 136 Addison Road. I own the kennel on Addison Road and have given permission for Verizon to use the

detention basin on my property. The original basin was designed for 50% of what it will get now, so that's why they're reshaping the bottom.

Chairman Golden: Any further questions or comments?
Hearing none, I call the discussion ended at 8:15PM. Do I hear a motion?

Commissioner Levine: I move to table the public hearing until May 14th and ask that the engineer be present to testify.

Commissioner Kollmorgen: Second.

All vote yes.

- C. Application 04-702 – Brian & Cheryl Dunbar – 81 Elm Street**
- remove the existing garage and construct new garage and addition within the 100' regulated area.

Public hearing postponed until May because property abutter notices were not mailed.

IV. BUSINESS MEETING

A. Minutes

April 1, 2003

Commissioner Lord moves to approve.

Commissioner Kollmorgen seconds.

Vote – 4 yes, Borowski and Vola abstain.

B. Old Business

1. Update on Cease & Desist – Antonio Agostino – 114 Ezra Silva Lane.

Agent Groff reports no activity due to weather.

2. Update on Cease & Desist – Roger & Gisele Cyr – 568 West Wolcott Avenue.

Agent Groff reports no activity due to weather.

C. New Business

1. Cease & Desist – Gordon Willis – 49 Club House Road.

Christian Alford, Alford Associates, presenting for Mr. Willis.

He states that the debris has been dumped over many years and Mr. Willis doesn't feel he should have to clean it up.

Commissioner Lord: Just remove the tires and debris and we'll discuss a time frame for clean up. It's your site so get started removing the debris.

Mr. Willis: Remarks that he doesn't think he should have to pay the fine.

Mr Alford: Just pay the fine.

Commissioners discuss time frame and agree to give Mr. Willis 60 days to complete the clean up and the check will be held until it's finished.

Check to be turned in to Agent for the file by 10AM on 4/8/04.

2. Cease & Desist – Michael Chaffin – 42 Drake Street.
Agent Groff states that a check was received and that all of the issues have been resolved on the site.
Commissioners agree to release Mr. Chaffin from the order.
3. Application 04-703 – Town of Windsor – 35 Squire Road – dredging of original watercourse to reestablish flow and build berm with spoils to prevent further water encroachment on residential property.
Commissioner Levine moves to accept the application.
Commissioner Lord seconds.
All Commissioners vote yes.
4. Application 04-704 – Town of Windsor – 22 & 26 Holly Circle – repair headwall and damage caused by erosion within watercourse and riparian buffer.
Commissioner Lord moves to accept.
Commissioner Levine seconds.
All Commissioners vote yes.
5. Application 04-705 – Shirle Childs – 26 Regency Drive – addition to existing single-family home with associated grading and drainage within the 100' regulated area.
Commissioner Levine moves to accept.
Commissioner Kollmorgen seconds.
All Commissioners vote yes.

V. MISCELLANEOUS

VII. AGENT SIGN-OFFS

None.

VIII. AGENT REPORT

Copy of ERT settlement letter distributed to Commissioners. Renewal requested for Rivertown Village – Commissioners would like to have Ed Lally come to give a presentation on it for an update. Include copy of old permit in next month's package.

IX. PETITIONS FROM COMMISSIONERS

None.

X. ADJOURNMENT

9:00PM.

Respectfully submitted,

Cyd R. Groff
Windsor Inland Wetlands Agent

I certify that these minutes were
accepted on _____.

Robert McCarron, Secretary
Windsor Inland Wetlands &
Watercourse Commission