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**MINUTES – REGULAR MEETING**  
**WINDSOR INLAND WETLANDS AND WATERCOURSES COMMISSION**

2006 JUN -7 A 10:20

Tuesday, March 07, 2006

The meeting was called to order at 7:07 p.m. by Chairman Levine in Council Chambers of Windsor Town Hall, Windsor, CT.

**I. ROLL CALL**

Present: Edward Borowski, Gary Crosson, Linnea Gilbert, Jill Levine,  
Charles Vola, Marlene Towers (alternate), and Agent Groff  
Absent: Kenneth Herman, Dean Massey  
Excused: Robert McCarron, N. Philip Lord

A quorum of regular members was established.

**II. PUBLIC COMMUNICATIONS**

None.

**III. PUBLIC HEARING**

- A. **Application 06-765 – Broad Brook Group (Amolia Farms) – Lamberton & Pigeon Hill Road** – construction of 16 single-family homes with associated grading, paving, utilities, and drainage within the 150' regulated area.

Mr. Ed Lally, Civil Engineer, Lally & Associates, presented the application for the Broad Brook Group.

**Chairman Levine:** Asked if the homeowners association will be responsible for cleanout of the basins.

**Mr. Lally:** Yes, they will be responsible.

**Agent Groff:** Added that we can add that as part of the conditions. What is the distance on the western edge of the property and the brook.

**Mr. Lally:** It is about 22 feet from the top of the detention basin to the property line.

**Chairman Levine:** Anyone to speak in favor of the application? Anyone against the application? Neither for or against, but with a question?

No members of the Public wished to speak.

**Commissioner Vola:** Motion to approve Application 06-765 – Broad Brook Group (Amolia Farms) with the conditions stated by the Agent.

**Commissioner Crosson:** Second

**Vote: 3 yes and 2 no with Commissioners Gilbert and Borowski opposing.**

- B. **Application 06-767 – Walgreens Company – 60 & 80 International Drive** – fill two constructed wetland swales to facilitate construction of warehouse/distribution facility and relocate four (4) small wetlands to allow for construction of parking area, utilities, and drainage.

Ms. Michelle Carlson, Civil Engineer, Fuss & O'Neill, presented the project for the applicant.

**Commissioner Borowski:** Asked about the two avenues for trucks delivering and if trucks would be coming down Rainbow Road.

**Ms. Carlson:** There is one entrance with a guard house because Walgreens wants to control who comes in and out of the building. Trucks will be coming from International Drive.

**Agent Groff:** We have been working with DEP. Fuss & O'Neil submitted the form to the registrar. There are grassland birds and in a letter received from DEP on March 3<sup>rd</sup> stating that they are requiring the applicant to do certain things on this site to accommodate the bird. This area has been in agricultural production for many years. Occasionally the lot is let go fallow. When the lot went back into agricultural production the bird didn't nest. I spoke to DEP and based on vegetation planned on the site, we came to an agreement. The area where we are going to be accommodating for the grassland birds is in an area where there is no activity planned. We made an agreement to come up with four seed mixes for each different areas. The reason the site is being raised is because of the height of the water table. One year from the completion of the project I would like to receive a certification letter.

**Ms. Carlson:** A certification would be fine.

### Comments from the Public

**Mr. Gene Lonewski, 15 Stone Road** – is wondering what their intentions for the hill, which is the highest point in Windsor are. There is a perfect watershed right there as the land is right now. I am for the project.

**Ms. Carlson:** Replied that they are not doing anything at all in that area.

**Mr. John Talbot, East Granby** – an abutter, reviewed the map. He asked about the right of way, he believes that there is a landlocked piece of land.

**Ms. Carlson:** replied that it is not on this property. There are not any right of ways on this property.

**Mr. Lonewski, 15 Stone Road** – explained the owners of the abutting properties. The right of way goes up the side of my property. They have land in East Windsor and their right of way is on the side of my property.

**Ms. Carlson:** said that it is not located on any town records.

**Chairman Levine:** said that the matter is for the Planning & Zoning Commission.

**Mr. Bill Generous, 30 Karen Circle,** noted the large pond owned by Griffin Land. Is any of the water going to end up in the pond on Griffin Land in the wetland area or in back of Lauren Circle in the drainage area. He is concerned about the flow and if it will increase the amount of water. If the pond overflows it will flood his property.

**Ms. Carlson:** It will stay in its natural watershed. She explained the process. The detention basin will not exceed the peak. We are holding back a lot of water, the rate of runoff is very low. We don't anticipate that it will cause any downstream process.

**Mr. Tim Lescalleet, Griffin Land:** The net outflow from the site is designed to be less than what is already naturally occurring. A new structure will be in place there, there is a maintenance program which has been cleared with the agent.

**Chairman Levine:** Closed the public hearing.

**Commissioner Vola:** Asked if the agent was in favor of the mitigation plan.

**Agent Groff:** replied that she is in favor of the mitigation plan. Issues have been addressed with neighbors. They have done everything that I have asked them to and offered more. It is a good application.

**Commissioner Crosson:** Motion to approve Application 06-767 – Walgreens Company –with the conditions stated by the Agent adding the certification of one year post construction.

**Commissioner Borowski:** Second  
**All Commissioners vote yes.**

Chairman Levine called a five minute recess at 8:16 p.m.

- C. **Application 06-771 – Town of Windsor – Pleasant Street** – reconstruction of street and sidewalk with improved drainage partially within the 100-year floodplain. **Postponed.**

#### IV. BUSINESS MEETING

##### A. Minutes

1. January 9, 2005

**Commissioner Vola:** Motion to approve the minutes of January 9, 2005 as corrected.

**Commissioner Gilbert:** Second.  
**All Commissioners vote yes**

## B. Old Business

1. Update on Cease & Desist – Norris Islar – 69 Adam Hill Road  
**Agent Groff:** I visited 69 Adam Hill today and there has been activity. Five trees have been cut down in the last couple of weeks. I am under the impression that Mr. Islar has not come back to Windsor since I called him to tell him he was going to be served.
2. Update on Violation – Town of Windsor – 275 Broad Street – violations at 99 Day Hill Road  
**Agent Groff:** I met with Rich Mosher, a crew chief at DPW at 99 Day Hill Road. He and his crew will finish the rest of the violations in the next few weeks.
3. Update on Cease & Desist – Victor Ramos – 651 Prospect Hill Road – filling at edge of pond and removal of vegetation on slope.  
**Agent Groff:** Mr. & Mrs. Ramos are here tonight. I met with Mr. Ramos on site. I visited the site on February 22<sup>nd</sup>. Ty Penny the project engineer went with me to review the first step of the remediation plan. The step has been finished. The removal of anything in the pond is going to have to wait. I told Mr. Ramos that the commission may require me to write a letter as an update.

**Chairman Levine:** requested this on the agenda for the next meeting.

## C. New Business/Accepted Applications

1. Application 04-725A – HD2 Development, LLC – 599-703 Poquonock Avenue – change in drainage per review by the Army Corps of Engineers.

Mr. Harry Freeman, a principal of HD2 Development discussed the application. They have dealt with the DEP and Army Corps of Engineers. The application was discussed with the agent.

**Commissioner Borowski:** Motion to turn Application 04-725A – HD2 Development, LLC over to the agent.

**Commissioner Crosson:** Second

**All Commissioners vote yes.**

2. Application 06-772 – SDM Builders, LLC – 10 Huckleberry Road – Construction of ten (10) single-family homes with associated grading, paving, utilities and septic systems partially within the 150' regulated area.

Mr. Ed Lally, Civil Engineer, Lally & Associates, presented the application for SDM Builders, LLC.

**Commissioner Crosson:** Asked if the absorption pipe is the same as a French drain.

**Mr. Lally:** Yes, but in reverse.

**Agent Groff:** Asked if TP&Z or Wetlands would be receiving the open space.

**Mr. Lally:** We are requesting that the town takes it as open space.

**Chairman Levine:** Where is the vernal pool?

**Agent Groff:** It crosses the property line to the west and is on the edge of the woods to the north. Have you seen Mr. Penney's memo to the IWWC?

**Mr. Lally:** No, I have not seen it but we have discussed the issues and have agreed to the terms.

**Commissioner Crosson:** Motion to approve Application 06-772 – SDM Builders, LLC – with the conditions stated by the Agent in the staff comments.

**Commissioner Gilbert:** Second

**All Commissioners vote yes.**

3. Application 06-773 – Casle Corporation – 910 Day Hill Road – construction of an office/industrial facility with associated grading, paving and drainage outside the 150' regulated area.

Mr. Philip Doyle, Licensed Surveyor, LADA, presented the application for Casle Corporation.

**Commissioner Borowski:** Motion to approve Application 06-773 – Casle Corporation – 910 Day Hill Road as a declaratory ruling.

**Commissioner Vola:** Second

**All Commissioners vote yes.**

4. Application 06-774 – Town of Bloomfield – 18 Jackson/210 Pershing Street – repair drainage and remove sediment from intermittent watercourse per order of CT-DEP.

Mr. Kevin Branse, URS Corporation, presented the application for the Town of Bloomfield.

**Chairman Levine :** How long will it take to make these repairs?

**Mr. Branse:** No longer than one construction season with some equipment involved.

**Agent Groff:** How wide is the access way? Has an inventory been done of the plantings? There are no real hardwood trees in the plan and there is hardwood on the site.

**Mr. Branse:** The width of the existing easement is 20 feet. That will be insufficient for construction equipment access because there is a pipe located in the middle of that easement. The access will have to be temporarily widened. The area will be restored and re-vegetated after the work is done. Our planting

plan was done by a wetland biologist. Hardwood trees can be added to the plan if you desire.

**Commissioner Borowski:** Motion to approve Application 06-772 – Town of Bloomfield – with the conditions stated by the Agent in staff comments and to turn the application over to the Agent.

**Commissioner Vola:** Second

**All Commissioners vote yes.**

5. Application 06-775 – The Tradition Golf Club – 147 Pigeon Hill Road – removal of debris and sediment from watercourse and repair of impoundment structure with associated grading to comply with CT-DEP Dam Safety requirements.

**Agent Groff:** This is a dam failure from October. We don't have a formal application yet because plans have not been done.

Mr. John LaBrie, Golf Course Superintendent discussed his communication with the DEP regarding the dam failure and their proposal. Ed. Lally & Associates have been retained and I have been working with Agent Groff.

**Chairman Levine:** If he is working with DEP does he need to file an application with us? We can't make a decision without an application before us. Is this going to shut your business down? We can occasionally schedule an emergency meeting.

**Mr. LaBrie:** No, we have rerouted the playing course.

**Agent Groff:** Yes, he does have to do an application. I have authorized them to do some emergency remediation. There was 30% of a slope which sunk into Mill Brook and was impeding the flow of the brook.

6. Application 06-777 – ING North American Insurance Corporation – 200 Northfield Drive – construction of 119,500 square foot (footprint) building with associated grading, paving, utilities and drainage including the filling of four (4) areas of wetlands with mitigation and enhancement on site.

Mr. Dave Ziaks, Civil Engineer, Hesketh Associates, presented the application for ING North American Insurance Corporation.

**Chairman Levine:** Asked if the no mow field would be a buffer with abutting residential properties.

**Mr. Ziaks:** Yes, it will provide a buffer.

**Agent Groff:** Has there been a neighborhood meeting? She stated that abutter notices are due out by the 17<sup>th</sup>.

**Mr. Ziaks:** Yes, we have had a formal meeting at the Marriott and we have also spoken with abutters individually.

**Commissioner Vola:** Motion for a public hearing for Application 06-777 – ING North American Insurance Corporation – 200 Northfield Drive.  
**Commissioner Gilbert:** Second.  
**All Commissioners vote yes.**

**D. Applications Received 1 day before Meeting**  
None.

**IV. MISCELLANEOUS**

A. CACIWC reports from Commissioners Massey & Gilbert  
**Commissioner Vola:** Motion to table item until the next meeting.  
**Commissioner Borowski:** Second  
**All Commissioners vote yes.**

**V. AGENT SIGN-OFFS**

→ A. **Application AA06-082** – <sup>Robert</sup> Donald St. Jacques for Four Seasons Landscaping – 836 Palisado Avenue – Construction of a driveway to split access between commercial and residential areas of property, replace culvert and add – 50 feet of 12" pipe for watercourse  
**Agent Groff:** reviewed the application.

**B. Town Maintenance Applications**

Agent Groff stated she received two yesterday which will be on the next agenda.

**VI. AGENT REPORT**

A. DEP Bulletin #9

**Agent Groff:** I will table it until the next meeting.

B. The Windsor Town Council reappointed Linnea Gilbert to a four year term.

C. I received a letter from Alford Associates regarding an application in Bloomfield. The application is for construction of homes, roads, drainage and utilities. It is off of Route 187 and 189 where the two roads come together, which is the closest place to Windsor. The wetlands are not in Windsor, they are in Bloomfield. The drainage is not coming into Windsor, it is staying in Bloomfield. They are required by state law to notify us because it's within 500 feet. I will call the agent in Bloomfield and let him know that I have reviewed the application with you and that there are no comments.

**VII. PETITIONS FROM COMMISSIONERS**

None.

**VIII. ADJOURNMENT**

**Commissioner Vola:** Motion to adjourn the meeting at 9:23 p.m.  
**Chairman Levine :** Second

All Commissioners vote yes.

Respectfully submitted,

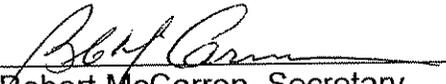
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Kristin Countryman  
Recording Secretary

I certify that these minutes were accepted on

MAY 02 2006

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Robert McCarron, Secretary  
Windsor Inland Wetlands Commission