

Inland Wetlands & Watercourse Commission
Regular Meeting, April 4, 2007

The meeting was called to order by Chairman Levine at 7:04PM in the Ludlow Room of Windsor Town Hall.

I. Roll Call

Present: Jill Levine, Gary Crosson, Linnea Gilbert, Robert McCarron, Marlene Towers, Charles Vola, Alternate Shana Prevost, and Agent Groff.

Excused: Paul Gegetskas, Sharon MacDonald, and Dean Massey.

II. Public Communications - None

III. BUSINESS MEETING

A. Minutes of February 6, 2007

Commissioner Vola made a motion to approve the minutes of February 6, 2007 as submitted.

Commissioner Towers seconded

The motion passed 6-0-1 (Commissioner McCarron abstained.)

B. Old Business

1. Violation – Michael Jezouit – 159 Ethan Drive

Wetlands Agent Groff inspected the site on Monday and reported no new activity. The two ends of the pipes have been covered and some rough grading has been done. When the area dries out the owner will be able to continue with planting.

2. Violation – Rollie’s Garage – 990T Archer Road

Agent Groff reported a letter was sent to Mr. Rolocut, as requested by the Commission. Mr. Rolocut attended the Staff Development Team meeting yesterday to apply for a zoning permit for an outdoor storage building. He did not indicate any problem with a May 1st compliance deadline.

C. New Business

1. Application 07-809 – Loomis Chaffee School – Batchelder Road – addition to existing building within the floodplain and the 150’ upland regulated area.

Mr. Michael Irwin from BVH, Bloomfield, CT spoke on behalf of this application. He indicated this project includes the renovation of an existing building on the Loomis Chaffee campus, to be done in two phases.

The first phase, which they would like to begin in June 2007, will include the removal of the clay tennis courts and a small addition on the north side of the building. The tennis court area will be used as a construction staging area. The

activity within the 150' regulated area will be a temporary gravel driveway into the staging area.

Phase II of the project includes the renovation of the 1969 addition and a new entrance on the east side of the building. At the end of this construction phase the tennis court area will be seeded, per comments by Engineering.

In response to Commissioner Crosson, Mr. Irwin stated this project addresses ADA and other code issues and is a general update to an old building. Agent Groff asked if the tennis court area will be used as parking in the future. Mr. Irwin stated a Master Plan is being developed and he thinks this may be designated as a parking lot in the future, but is not part of the application or this project.

MOTION: A motion by Commissioner McCarron, seconded by Commissioner Gilbert to accept Application #07-809 – Loomis Chaffee School – Batchelder Road – as complete. The motion passed 7-0-0.

MOTION: A motion by Commissioner Crosson, seconded by Commissioner McCarron to approve Application #07-809 and refer it to the Wetlands Agent with conditions stipulated for a silt fence and payment of any monies due the Town of Windsor. The motion passed 7-0-0.

2.Application 07-810 – Day Hill Kennels – 136 Addison Road – addition to existing building, expand parking and add sanitary pump chamber within the 150' upland regulated area.

Chairman Levine recused herself from discussion on this matter as she is a business partner with Mrs. Ball, owner of Day Hill Kennels. Vice Chairman Crosson was appointed Chair for this item.

It was noted that there is a detention basin to the rear of the property that may not have been constructed properly. Agent Groff thinks there might be wetlands within 150' of the activity not shown on the official wetlands map. It was recommended the application be accepted as complete. The issue of the negative impact of the storm drain needs to be resolved. The owner has agreed to hire a soil scientist to test the soil to determine the extent of the wetlands. The owner will then come back to the Commission with a full presentation in May.

It was noted this testing could result in an amendment to the official wetlands map. It was agreed the owner developed his plans based on the current wetlands map, which does not show conflict with the wetlands. If the soil tests reveal additional wetlands, the construction plans will be revised.

MOTION: A motion by Commissioner McCarron, seconded by Commissioner Vola to accept Application #07-810 – Day Hill Kennels – 136 Addison Road – as complete.

The motion passed 6-0-0.

The meeting recessed at 7:30 p.m. and reconvened at 7:36 p.m. and Chairman Levine resumed as Chair.

D. Applications Received 1 Day Before Meeting

1. Application #07-811 – Mototown Properties, LLC & 139 Old Poquonock, LLC – 1001 Day Hill Road & 139 Old Poquonock Road – construct 20' wide combination bituminous and dirt motorbike competition track within the 150' upland regulated area.

MOTION: A motion by Commissioner McCarron, second by Commissioner Vola to add consideration of Application #07-811 – Mototown Properties, LLC & 139 Old Poquonock, LLC – 1001 Day Hill Road & 139 Old Poquonock Road to the agenda. The motion passed 7-0-0.

Mr. Wilson Alford Jr., Alford Associates, presented on behalf of the owner and indicated the application calls for the construction of a paved bituminous track on the south side of the existing Mototown building, currently used as a fill operation. This “supermoto” track would be used for a 10 day period for a nationally televised event on the motocross circuit that would attract 3,000 to 6,000 people into Windsor. The event includes three (3) days of practice and then the three (3) day event. The dirt portion of the track is already built inside the building. The construction of the bituminous track would allow Mototown to host this type of event.

Mr. Alford pointed out the wetlands to the south and east sides of the proposed track. The area is currently used as a fill operation and is generally sandy soil. The loop track will be pitched to the interior for run off. A berm would be placed on the south side of the construction area to protect the wetlands in that area. The construction is estimated to take one to two weeks. A silt fence will be installed to delineate the area of construction.

Grandstands will be temporarily placed on the west and south sides of the building and will be protected by fencing around the track. Commissioner Gilbert asked about emissions from the bikes. Mr. DeFranza explained the type of motor bikes that will be used will emit the least amount of pollution into the environment.

In response to Commissioner Vola, it was reported that outside of this 10-day period, the track will not be used. It was noted that although this area was approved for a fill operation on two separate parcels, Mr. DeFranza purchased the rear property and is proposing this paved track.

Commissioner McCarron asked about the refueling area during the event. Mr. DeFranza stated refueling will take place in the paddock area inside the building. He noted that in addition to Mototown staff, the American Motorcycle Association

provides at least 20 employees and the event must follow their regulations as well.

Commissioner Crosson voiced concern with this change in use of the rear property. Mr. Alford indicated they must go before the Town Planning & Zoning Commission for this project. Chairman Levine voiced concern with the noise of the motorbikes during this event. It was noted that currently dump trucks and loaders are working in this area. Agent Groff indicated there are small mammals and box turtles in the area. There are foxes on the back side of the wetlands and noted the area would be relatively dry at that time of year. She did note her concern that baby box turtles will be hatching around the time of the event.

There is a concern with the porous soil and whether it is too porous to filter hydrocarbons. Mr. DeFranza explained the racing bikes have spill bottles that prevents fuel from leaking on the track. Commissioner Gilbert asked about the condition of required spill bottles and the types of engines on the bikes. Commissioner Vola noted that other than the 10 days, there will be no disturbance to the wetlands and wildlife in the area.

Mr. Alford noted the Town Planning & Zoning Commission will only approve this application on a one-year basis.

MOTION: A motion by Commissioner Vola, seconded by Commissioner McCarron to accept Application #07-811 - - Mototown Properties, LLC & 139 Old Poquonock, LLC - 1001 Day Hill Road & 139 Old Poquonock Road - as complete. The motion passed 7-0-0.

MOTION: A motion by Commissioner Vola, seconded by Commissioner McCarron to approve Application #07-811- Mototown Properties, LLC & 139 Old Poquonock, LLC - 1001 Day Hill Road & 139 Old Poquonock Road subject to the conditions set forth by the Wetlands Agent, including a sweep of the area prior to the race for any box turtles and to waive a public hearing due to the April 17th public hearing with the Town Planning & Zoning Commission. The motion passed 7-0-0.

IV. AGENT SIGN-OFFS

A. Application AA06-125 - William Rush - 73 Lang Road - grade slopes on north and west sides of property and stabilize with vegetation, remove sediment from vernal pool, and remove soil beyond tree line on the north side of property. - NO COMMENTS

B. Applications Remanded to Agent

1. Application 07-804 - Aerospace Investment Company - 100-102 Skitchewaug Street - construction of a turnaround and additional paving associated with grading and drainage within the floodplain area.

2. Application 02-670B – Bechthold Construction, LLC. – 12 Marshall Street – change in footprint for single-family home with grading and utilities within the upland regulated area. Agent Groff reported the contractor has also changed the footprint of the deck for the single family home.

C. Town Maintenance Applications

None

V. MISCELLANEOUS

VI. AGENT REPORT

A. Lord's Woods – Appeal Status

Agent Groff has not heard from the Town Attorney, but noted the construction traffic will be directed through Pierce Boulevard, then Gary Lynne and when the bridge is constructed, the traffic will be directed through there.

Agent Groff introduced Mr. Eric Barz, Town Planner, to the Commission. Mr. Barz met briefly with the Commission and informed them the zoning regulations are currently being reviewed and asked if the Commission had any changes that they see that conflict with the wetlands regulations, to please contact his office.

The Commissioners asked for workshops regarding procedures and changes in regulations. They stated it is often difficult to stay on top of the changes and they would like to be informed, in order for the Commission to make accurate decisions.

B. Letters

Corrections have been made to the property at 165 Ethan Drive and the water is flowing properly.

A letter was sent to Equity Residential regarding two catch basins within Rivers Bend that are currently full almost to the top. Agent Groff stated these catch basins are not at all related to the construction on Poquonock Avenue near the entrance of Rivers Bend.

C. Earth Day Clean-up & Programs

Earth Day Flyers are being distributed. There are several events planned on Saturday with presentations on bats, butterflies and falcons.

Commissioner Vola stated that Washington Park is in need of cleanup and asked that be put on the list for cleanup that day.

VII. PETITIONS FROM COMMISSIONERS

VIII. ADJOURNMENT

MOTION: A motion by Commissioner McCarron, seconded by Commissioner Vola to adjourn the meeting at 8:30 p.m. The motion passed unanimously.

Respectfully submitted,

I certify that these minutes were accepted on

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Janet M. Burke
Recording Secretary

Robert McCarron, Secretary
Windsor Inland Wetlands Commission