

***** DRAFT*****
SPECIAL MEETING MINUTES
WINDSOR INLAND WETLANDS & WATERCOURSES COMMISSION
TUESDAY May 21, 2019 7:00PM
LUDLOW ROOM WINDSOR TOWN HALL

Chairman Lou Morando called the meeting to order at 7:00 PM.

I. Roll Call (Remind people to silence cell phones.)

Present: Chairman Lou Morando, Vice Chairman Paul St Amand, Secretary Marlene Towers and Commissioners Ruth Jefferis Steven Fraysier and Kevin Washington. A quorum was established.

Absent: Commissioners Richard Williams, James Walton, and Adam Schibley

Also present was Wetlands Agent Tom Hazel.

II. Public Communications (3-minute limit on items other than Public Hearings)

Public communications open at 7:02.

There were no comments from the public.

Public communications closed at 7:02.

III. Business Meeting

- A. New Business** - Application 19-101_550 Marshall Phelps Road – Fremont 550 Marshall Phelps Llc. – Site improvements to an existing warehouse was submitted for acceptance. Wilson Alford Jr. a Civil Engineer from 200 Pigeon Hill Road Windsor was present to present the application and give a brief description of the work to be performed. The existing conditions are such that a drainage swale from the South East flowing towards a detention basin located at the North West portion of the property has failed over time to flow as designed. Either it was designed with too little pitch or due to crossings created to mow the North side of the swale. Either way about 4,900 sft of the swale has taken on characteristics of a wetland. The soils on site are disturbed urban soils complex with moderately to well drained soils. The existing detention basin was created through material excavation to level the area to build the existing building. The detention basin has become a quality wetland habitat over time. The swale which has taken on similar characteristics is isolated, fragmented and of poor habitat quality. The proposal is to pipe the swale so additional parking can be created and a berm erected with screening to protect the residents to the North from noise and views of the building. A mitigation area is proposed North of the existing detention basin and would feed into the existing detention basin. The mitigation area would be 9,800 sft. This would be double the size of the wetlands being disturbed. It is planned to hold about a

foot of water and will be planted with native wetland vegetation similar to what exists in the existing detention basin.

Commissioner Fraysier made a motion to accept application 19-101_550 Marshall Phelps Road – Freemont 550 Marshall Phelps Llc. – Site improvements to an existing warehouse, and seeing no public interest and seeing that there is less than a significant impact moved to hold the application until the next regularly scheduled meeting. Commissioner Washington seconded the motion, the vote was 5-0-0.

IV. Public Hearing – None

V. Miscellaneous - None

VI. Authorized Agent Actions - None

VII. Agent Report - None

VIII. Petitions from Commissioners -None

IX. Adjournment

Commissioner Jefferis moved to adjourn the meeting at 7:38 pm. Commissioner St Amand seconded. All five commissioners voted yes.

I certify that these minutes were approved on

Marlene Towers, Secretary
Inland Wetlands and Watercourses Commission