

***** APPROVED*****
REGULAR MEETING MINUTES
WINDSOR INLAND WETLANDS & WATERCOURSES COMMISSION
TUESDAY JUNE 4, 2019 7:00PM
COUNCIL CHAMBERS 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 Richard Williams, James Walton, Steven Fraysier, Adam Schibley, and Kevin Washington. A quorum was established.

Absent: Commissioner Ruth Jefferis

Also present was Wetlands Agent Tom Hazel.

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

Public communications open at 7:01.

There were no comments from the public.

Public communications closed at 7:01.

III. Minutes

Commissioner Schibley made a motion to approve the minutes for March 5, 2019 as presented. Commissioner Washington seconded the motion. The commission voted 8-0-0 to approve.

Commissioner St. Ammand made a motion to approve the minutes for May21, 2019 as presented. Commissioner Williams seconded the motion. The commission voted 6-0-2 to approve.

IV. Business Meeting

***** Commissioner Towers has recused herself after showing possible conflicts with the application being presented *****

- A. Old Business** - Application 19-101_550 Marshall Phelps Road – Freemont 550 Marshall Phelps Llc. – Site improvements to an existing warehouse was submitted for approval. Wilson Alford Jr. a Civil Engineer from 200 Pigeon Hill Road Windsor was present with Jim McManus a Soil Scientist with REMA Ecological Services to present the application and give a 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 some wetlands 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.

An in depth description of the mitigation area and its planting schedule, as well as its monitoring period of 5 years, was given. Discussion of the use of the mitigation area as a sedimentation basin during construction, then the finish grading to support the wetlands plantings after construction is complete. Questions about needed maintenance or mowing in the area were discussed. Commissioners also inquired about the DEEP NDDDB report siting the need to institute protocols for the possibility that the Eastern Box Turtle may be present. The NDDDB report spells out steps that need to be taken during construction. It was stated that while the overall project would be 12 months or so the exterior improvements hope to be complete this fall. With the addition of a new wetland feeding into the existing wetland which discharges onto other properties, there was a concern about maintaining existing flow rates to the existing wetlands and the downstream environment. The Engineer stated that even with more pre detention prior to the existing wetlands, it should not take away from the existing wetland because the sources of water are direct and indirect into the main wetland and the flows will be maintained downstream at existing rates. The commission was concerned with any alternative to the placement of the fueling station/maintenance building. It was the most prudent location due to traffic flows and existing tenants on the south side of the building needing that parking area for their employees to park. The commission inquired about any abutters that may have had reached out to the town with concerns over the project. The Wetlands Agent said that representatives of the Walden Woods Association had asked to see the applications and had some specific questions. However, the agent stated that after answering the questions and concerns the representatives were satisfied and when offered the opportunity to scrutinize the application further they did not.

Commissioner Fraysier made a motion for application 19-101_550 Marshall Phelps Road – Freemont 550 Marshall Phelps LLC. – Site improvements to an existing warehouse, seeing no feasible and prudent alternative, he moved to approve the application with standard conditions as well as the conditions set forth by the state per the NDDDB report. Commissioner Washington seconded the motion, the vote was 7-0-0.

*****Commissioner Towers returned to the meeting and Commissioner Washington asked to be excused due to a conflict*****

IV. Public Hearing – None

V. Miscellaneous - None

VI. Authorized Agent Actions

Wetlands Agent Tom Hazel spoke about applications:

AA19-276 _ 13 Cleary lane. The homeowners wanted to replace an existing stone patio with a new stone patio and install natural stone steps down their rear hill to the pond on the property. The entire property is in the upland review and no work is occurring in the pond or any wetlands. The agent approved the activity with erosion and sediment control conditions.

AA19-277 _ 165 Ethan Drive. The homeowners wanted to install a shed at the end of their driveway. The shed would be installed on a gravel base. The location was in the upland review area. There was no proposed tree cutting or excavation. The agent approved the activity with no conditions.

AA19-278 _ 449 Lantern Way. The homeowner wanted to install a shed in the rear of the property on a gravel base. They would have to remove a few inches of soil to put in the stone base but no tree removal or grading. The proposed location was in the upland review area. The agent approved the activity without conditions.

VII. Agent Report

The agent reported on the area wide drainage issues due to the high amounts of precipitation in the last 12 months. The agent reported that the town engineers and the public works department have been actively trying to inspect infrastructure and prioritize any repairs. They are aiming to digitize the town's whole stormwater system.

Great Pond development as reported by the agent is moving along at a rapid pace and any issues that the agent has had at the site have been met with quick response. Soon the public will see more infrastructure associated with the buildings start to be constructed.

Finally the agent reported that the Fast pitch softball fields are nearing completion and in the last stormwater report the agent sited that the grounds should be established enough to submit for state approval and close out the stormwater and erosion and sedimentation control monitoring should be complete by the fall.

VIII. Petitions from Commissioners -None

IX. Adjournment

Commissioner Williams moved to adjourn the meeting at 8:10 pm. Commissioner Towers seconded. All seven commissioners voted yes.

I certify that these minutes were approved on

Marlene Towers, Secretary
Inland Wetlands and Watercourses Commission