

*****APPROVED *****
REGULAR MEETING MINUTES
WINDSOR INLAND WETLANDS & WATERCOURSES COMMISSION
WEDNESDAY SEPTEMBER 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 Ruth Jefferis, Richard Williams, James Walton, Kevin Washington, and Adam Schibley. A quorum was established.

Absent: Commissioner Steven Fraysier .

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 Jefferis made a motion to approve the minutes as presented for the August 6, 2019 meeting. Commissioner Towers seconded the motion. The commission voted 8-0-0.

IV. Business Meeting

A. **New Business** - None

IV. Public Hearing

Application 19-102_96 Carriage Way – Willard and Patty Kopatz – Construction of a single family home with associated infrastructure on an approved flag lot. At 7:05 the Public hearing was opened and the Public notice was read into the record. Christian Alford a Civil Engineer and Land Surveyor from Alford Associates located at 200 Pigeon Hill Road Windsor was present to present the application and give a description of the work to be performed. The lot was described as a 7 acre parcel made up of mainly wetlands with a small area in the south west corner of the parcel that sits higher and is adequate to build a home. It was stated that the land is not part of the DEEP NDDDB data base so no application was made to DEEP in this regard. Mr. Alford gave details on the decreased impact and the increased mitigation area to give a 1:1 ratio. The Commission found that the 1:1 ratio was

sufficient for this project. It was stated that it would be a house on slab due to its proximity to the wetlands. Mr. Alford spoke to the history of this parcel. During the construction of the subdivision which this is a part of the parcel did have some dumping of fill and debris. There was a discussion in length about the proposed mitigation report and the habitat being disturbed versus the habitat being created. It was also pointed out that the Ecologist would be present during the creation of the mitigation and would be inspecting over the next three years as to the viability and the control of any invasives. The construction is slated to take six months.

The discussion was opened to the public with people for the application. Michael Hmelovsky of 86 Carriage way spoke not knowing if he was for it or against it so, he spoke basically neither for nor against the application. He being an original homeowner he was able to speak to the history of the lot. He also spoke about his concerns with storm water capacity and wildlife habitat. The public was asked if anyone wanted to speak against the application which there were none. Then the public was asked if anyone would like to speak neither for nor against the application. Bruce Bernstein of 9 Squire Road, spoke about the width of the driveway and its impact on the neighbors to either side of the proposed drive. Steve Sargalski of 90 Carriage Way, spoke about sightlines to the proposed house and the limits of clearing to screen the home from adjoining properties and he spoke about the wildlife in the neighborhood. The application did not propose any physical barriers to wildlife. With no one else wanting to speak the public hearing was closed at 7:54PM

Commissioners deliberated about the drainage pipe under the driveway in the impact area and what its function was. The engineer stated it was to make a flow way for water so as to not isolate the area to the south west of the drive. A question was asked about what if there were undisclosed materials found during construction. The response was that these issues would have to be dealt as they are found but historically no dumping of that sort occurred. The commissioners asked if the contractor would agree to two special conditions. One being double silt fence in the impact area with base material for the drive being installed when the project begins in order to decrease rutting and erosion in the impact area. The second condition was that the silt fence in the southern area where the house is being built also include hay bales to decrease the chance for silt to impact the existing wet meadow area. The applicant agreed to all special conditions and they will be stated on the permit.

A motion was put forth by commissioner Schibley. Finding no prudent alternative he moved to approve with special and standard conditions, application 19-102, 96 Carriage Way, construction of a single family home with related infrastructure. Finding no more comments or questions Chairman Morando asked for a vote. The vote was 8-0-0.

V. Miscellaneous - None

VI. Authorized Agent Actions – AA19 279 14 Elaine Mary Drive. The installation of a shed on a gravel base in the upland review. The Agent said that upon a site visit the applicant showed the desired location which was observed to be managed lawn area with a slight pitch. The commission had no questions.

VII. Agent Report - None

VIII. Petitions from Commissioners - None

IX. Adjournment

Commissioner Towers moved to adjourn the meeting at 8:05 pm. Commissioner St Amand seconded. All eight commissioners voted yes.

I certify that these minutes were approved on

Marlene Towers, Secretary
Inland Wetlands and Watercourses Commission