

**REGULAR MEETING MINUTES
WINDSOR INLAND WETLANDS & WATERCOURSES COMMISSION
TUESDAY APRIL 6, 2021 7:00PM**

Meeting Location: Online webinar, to join via computer please go to the link below
<https://us02web.zoom.us/j/85610257799>

To join the meeting via telephone, please call 1-312-626-6799 and follow voice commands. The meeting ID: 856 1025 7799

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

I. Roll Call:

Present: Chairman Morando, Secretary Towers, Commissioners Schibley, Fraysier, DeCarlo, Washington, and Williams
Also present were Assistant Town Planner, Todd Sealy and Town Planner, Eric Barz.

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

Public communications opened at 7:02 PM.
There were no comments from the public.
Public communications closed at 7:04 PM.

III. Business Meeting:

A. Minutes:

Commissioner Schibley made a motion to approve the minutes for March 16, 2021 as amended. Commissioner Towers seconded the motion and it passed. Vote 6-0-0

B. New Business:

- **Application 21-234_633 Stone Road – Applicant: Newgate Builders, Inc. – NSF**

Asst. Town Planner Sealy stated that this was previously approved in 2006 and extended until 2019.

Chairman Morando asked if anything has changed since last application. Asst. Town Planner Sealy said that nothing has.

Commissioner Towers stated that she drove by the property and saw a brook that runs behind the site.

Asst. Town Planner Sealy stated that the plan showed an existing pond on the property with the wetlands to the rear.

Commissioner Towers asked where the well and septic system would be located on property. Asst. Town Planner Sealy said that the septic system is to the rear of the property, which is almost 200' from the wetlands. There is no well since water is proposed from water service.

Commissioner Schibley asked what kind of foundation the property would have. Michael Wallace, Newgate Builders, Inc. explained that the foundation was a full cellar. Commissioner Schibley asked about the Erosion and Sediment control measures. Mr. Wallace stated that the control measures would be around the house and no there is no construction near the wetlands.

Commissioner Towers said that she saw tree in the front of the property removed. Mr. Wallace stated that two trees were removed. Commissioner Towers asked if all of the proposed work would be done in front of the existing barn. Mr. Wallace said that yes all in front of the existing barn.

Commissioner Fraysier joined the meeting, but abstained from voting on application.

Commissioner Schibley made a motion to be accept and delegate to the application to the Interim Inland Wetlands Watercourse Agent, 21-234_633 Stone Road – Applicant: Newgate Builders, Inc. – NSF. Commissioner Towers seconded the motion and it passed; Vote 6-0-1.

C. Old Business:

- **Application 21-229_4 Walters Way – Applicant: Thomas Defranzo – Agricultural Exemption for a fish pond and vineyard**

Asst. Town Planner Sealy stated that the applicant asked for the application to be continued.

Commissioner Towers made a motion to continue the application 21-229_4 Walters Way – Applicant: Thomas Defranzo – Agricultural Exemption for a fish pond and vineyard to the next meeting. Commissioner Schibley seconded the motion and it passed unanimously; Vote: 7-0-0

- **Application 21-230_777, 903, 1001 Day Hill Road – Applicant: Alford Associates, Inc. – Fill removal operation**

Asst. Town Planner Sealy said that the Commission received a letter from REMA dated April 5, 2021.

Wilson Alford, Jr., Engineer from Alford Assoc., Inc. gave the Commission a recap of the application. Mr. Alford stated that the wetlands were located by George Logan from REMA and were delineated on the drawings.

Chairman Morando stated that there were three items of concern from the last meeting.

1. Treated Lumber;

Mr. Alford said that the treated lumber has been changed to lumber.

2. Amount of boundary suggested to be used by the wetlands;

3. Need soil scientist.

George Logan, Soil Scientist from REMA Ecological Services, LLC was present and addressed the Commission. Mr. Logan gave the Commission an overview of his wetlands presentation.

Commissioner Fraysier asked if the NDDP received a separate letter or where they included in the last letter. Mr. Logan said that the original list was used with the first permit. Mr. Alford said that there is no response back, but a request was sent to them in February. Mr. Alford stated that box turtle and tiger beetles were present there. Commissioner Fraysier asked that these species be represented on the plan.

Commissioner Schibley and Mr. Logan have a discussion regarding CT General Statue Section 22A-41C and Avalonbay Communities, Inc. court case.

Mr. Alford said that there is no direct impact to the wetlands.

Commissioner Schibley stated that the excavation of the land is just leveling. Commissioner Schibley asked why at the southern end of phase I there is a natural slope. Why do you need that extra acreage to get down to the southernmost tip? Mr. Alford said that this is the storm water management area and difference of evaluation for the outlet. Mr. Alford stated that this will create a quiet area in the woods. Mr. Logan agreed that this wetland would be a moist wet meadow.

Commissioner Towers said that she feel better knowing that this area of the wetland will not be used for another but a wet meadow. Mr. Alford stated that if the area would ever be used for anything other than that, he would be coming back to IWWC for permission.

Commissioner Schibley said that his main concern is the volume of material at the site and hopefully this project will have erosion and sediment control constantly in place.

Town Planner Barz stated that there is a memo from Asst. Town Engineer that was received today. Asst. Town Planner Sealy shared the comments with the Commission.

Commissioner Schibley asked if Alford Assoc., Inc. is working on these comments. Mr. Alford said that yes he is. Mr. Alford stated that the area is worked on three acres at a time. Mr. Alford reviewed the comments with the Commission and answered any questions.

Commissioner Fraysier made a motion to approve 21-230_777, 903, & 1001 Day Hill Road – Applicant: Alford Associates – Fill removal operation subject to the following conditions:

- 1. Engineer comments completed;**
- 2. NDDB requirements.**

Commissioner Schibley seconded the motion and it passed unanimously; Vote: 7-0-0

IV. Discussion – None

V. Authorized Agent Actions

- **Application AA-21-233_453 Tributary Lane – Applicant: Daniel Riley – Standby generator**
- **Application AA-21-235_30 Elaine Mary Drive – Applicant: Poolman Pools of E.W. LLC – 36’x22’ Inground pool**

Asst. Town Planner Sealy explained the Agent Actions to the Commission.

VI. Agent Report

- **21 Cooper Circle**
- **96 Carriage Way**

Asst. Town Planner Sealy explained the violations to the Commission.

VII. Petitions from Commissioners:

Commissioner Towers said that she had to stop driving down Kennedy Road. It's so dusty that the dust has extended to Route 20. The dust needs to be controlled at that site.

Chairman Morando said that there is grading be done along a manmade fence on River Road, where the dirt piles are. Chairman Morando asked if it's possibly not the developer but the farmer. Commissioner Towers said that no it's from the development and even Windsor Locks is getting the dust from the site. Commissioner Tower stated that the site needs to be watered down and taken care of. Town Planner Barz said that he will let the Asst. Town Engineer know about it and have him take care of it.

Town Planner Barz stated that the town has hired a wetland's agent who will be starting on April 19th.

VIII. Adjournment:

Commissioner Towers made a motion to adjourn at 8:43pm. Commissioner Schibley seconded and it passed unanimously; 7-0-0

I certify that these minutes were approved on

Marlene Towers, Secretary
Inland Wetlands and Watercourses Commission