

**REGULAR MEETING MINUTES**  
**WINDSOR INLAND WETLANDS & WATERCOURSES COMMISSION**  
**TUESDAY JUNE 7<sup>TH</sup>, 2022 7:00PM**

Online webinar, to join via computer please go to the link below  
<https://us02web.zoom.us/j/85435818689>

---

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

**I. ROLL CALL**

Present: Chairman L. Morando, Secretary M. Towers (virtual), Commissioners; R. Williams, D. DeCarlo, and S. Fraysier.

Also present was Wetland Agent, Chloe Thompson.

**II. PUBLIC COMMUNICATIONS** (3-minute limit on items other than Public Hearings)

No public communications

**III. BUSINESS MEETING**

**a. MINUTES:**

- Commissioner Williams made a **motion to approve the minutes for May 9, 2022**. Commissioner DeCarlo seconded the motion. **Vote 5-0-0**
- Commissioner Towers made a **motion to approve the minutes for May 18, 2022**. Commissioner Fraysier seconded the motion. **Vote 5-0-0**

**b. NEW BUSINESS**

- Application 22-113: 15-41 Stone Rd, UW Realty VII, LLC. - Proposed Warehouse/Distribution Facility

David Ziaks addressed the Commission as the Professional Engineer at F.A. Hesketh & Assoc. representing the application. Also present was Anthony Zemba and Brian Carrey from Landtech. D. Ziaks presented the general details of the proposed project, and site location. A. Zemba addressed the Commission as the environmental consultant for the application and discussed details of the wetland areas on site.

Commissioner Fraysier asked if there were any vernal pools within 750ft of the project limits. A. Zemba stated that “cryptic” vernal pools are expected to be present from fallen maple trees that uproot the root ball of the tree, creating a depression which may provide habitat for wetland obligate species. Other than this possibility, there were no other vernal pools observed on site.

Commissioner Fraysier asked if the gas line easement in the western portion of the property was significantly different vegetation wise compared to the rest of the property. A. Zemba stated that it was a clear difference in ecotype, as the area has clearly been maintained to remove large woody vegetation from growing.

Chairman Morando asked if the construction of the building would interfere with the existing drainage infrastructure on site. D. Ziaks stated that the outlet barely crosses the property line, and there will be a drainage basin that incorporates the drainage pipe.

Commissioner DeCarlo asked if the wetland discharge was also included in the stormwater calculations specifically drawing attention to significant storm events. D. Ziaks stated that the wetland discharge and the site as a whole was accounted for in the stormwater calculations.

Commissioner DeCarlo asked what the true distance was between the edge of the wetlands in the southeastern corner, and the edge of the pavement/clearing limits. D. Ziaks stated that the pavement is roughly 25ft from the wetland limits. Wetland Agent Thompson added that the clearing limits are much closer, roughly 12ft from the wetland boundary. Commissioner Towers asked if there would be double layered E&S controls in this area, seeing as how they will be so close. D. Ziaks stated that there will be hay bales and a silt fence in this section, and there is only a slight grade toward the wetland, so additional E&S controls aren't necessary.

Commissioner Fraysier asked if there was consideration to have the pipe along western boundary of the site be an open swale instead. D. Ziaks stated that the pipe was chosen over an open swale to avoid cutting down large mature trees along the property frontage.

Commissioner Fraysier asked if there were any contaminants on site. D. Ziaks stated that there were no contaminants found, which is likely due to the land being used for smaller farming operations that did not include the use of a lot of pesticides, herbicides, etc.

Commissioner Fraysier noted that the discharge rates are higher after construction rather than equal or less as required. D. Ziaks stated that this was generated by a computer model and that discharge rates are not expected to be that high given the sandy soils on site.

Commissioner Fraysier noted that there was a lot more material being deposited than being excavated. D. Ziaks stated that the majority of that material will actually be placed inside the foundation of the building.

Commissioner Fraysier asked when the last time the easement for the gas line was maintained. Wetland Agent Thompson stated that she did not know when it was last cleared. D. Ziaks estimated that it is maintained roughly every three years.

**Commissioner DeCarlo made a motion to accept application 22-113: Application 22-113: 15-41 Stone Rd, UW Realty VII, LLC. - Proposed Warehouse/Distribution Facility Commissioner Williams seconded the motion. Vote 5-0-0**

**IV. AGENT ACTION**

Wetland Agent Thompson read the following agent approvals to the Commission.

- Application AA22-109: 708 Blacksmith, Paul Mangano – 10’ x 8’ Deck
- Application AA22-112: 801 Stone Rd, Mohsen Youssef – New Home Construction

**V. PETITIONS FROM COMMISSIONERS**

Commissioner Fraysier suggested adding a question to the application form asking if there are vernal pools within 750ft of the project limits. W.A. Thompson said she would look into this.

**VI. ADJOURNMENT**

**Commissioner Williams made a motion to adjourn at 7:55pm. Commissioner Towers seconded and it passed 5-0-0.**

I certify that these minutes were approved on

\_\_\_\_\_  
\_\_\_\_\_

Marlene Towers, Secretary  
Inland Wetlands and Watercourses Commission