

REGULAR MEETING MINUTES
WINDSOR INLAND WETLANDS & WATERCOURSES COMMISSION
WEDNESDAY JULY 6TH, 2022 7:00PM

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

Vice Chairman Schibley called the meeting to order at 7:00 p.m.

I. ROLL CALL

Present: Vice Chairman Schibley, Secretary M. Towers, Commissioners; R. Williams, D. DeCarlo K. Elder, 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 Fraysier made a **motion to approve the minutes for June 7, 2022**. Commissioner Williams seconded the motion. **Vote 5-0-1**

b. OLD 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. D. Ziaks stated that the Commission's comments from the previous meeting had been addressed, and adjustments were made to the E&S controls along the finger of wetlands that is in close proximity to the emergency vehicle road to the west of the building.

Vice Chairman Schibley asked where the temporary stockpile was moved to, as recommended by the Town's Engineering Dept. D. Ziaks stated that it was moved roughly 75ft to the east, outside of the upland review area.

Vice Chairman Schibley asked about the other comments from the Engineering Department and how they were addressed. D. Ziaks explained how he has replied to comments specifically regarding the in-line structures in comment #4 and is awaiting reply from the Engineering Department. D. Ziaks added that he believes the stormwater and water quality measures proposed are sufficient, given the lack of consistent flow of water in Basin #2.

Wetland Agent Thompson stated that while we have initial feedback from the Engineering Department, these comments and concerns will all be addressed as part of the staff approval process for this project/facility once they have received approval from the IWWC. However, if the Commission feels any of these outstanding comments will affect the IWWC regulated areas, they would most appropriately be addressed in this meeting.

Vice Chairman Schibley stated that the building and site layout appears to be sized to be as large as it could, per zoning and other regulations, but noted that the western corner is very close in proximity to the wetlands. Vice Chairman Schibley wanted D. Ziaks to clarify why the building and limit of disturbance had to be as close as it is proposed. D. Ziaks stated that he had already worked with the other parties involved with the project to modify the building and impervious surfaces from the standard practice to avoid direct impacts to the wetlands. D. Ziaks added that there is a re-vegetation effort to take place on the southern portion of the site where it has been maintained as farmland for several decades in efforts to offset some of their disturbances.

Commissioner DeCarlo asked how far the pavement was from the wetland boundary in the south western area. D. Ziaks stated the distance was roughly 20ft. Commissioner DeCarlo asked what the grade was from the gas line to the wetland finger in this location, and how water would flow along this path. D. Ziaks stated that the topography is very flat, as it is generally for nearly the entire site. D. Ziaks added should the area experience high volumes of water, basin #2 was designed to account for this, and will ultimately drain to the north of the site through a concrete infiltration pipe leading to basin #1.

Commissioner Towers stated that she would like the E&S Controls inspected daily in the finger of wetlands closest to the disturbance limits as well as the secondary line of E&S Control. Vice Chairman Schibley stated that inspection after significant storms might also be appropriate. D. Ziaks stated that this is something they will accommodate, and suggested this be a condition of approval to ensure it is enforced.

Commissioner Fraysier made a **motion to approve application 22-113: Application 22-113: 15-41 Stone Rd, UW Realty VII, LLC. - Proposed Warehouse/Distribution Facility**, with the condition that E&S Controls be inspected daily and after significant storm events. Commissioner Towers seconded the motion. **Vote 6-0-0**

IV. AGENT ACTION

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

- Application AA22-111: 173 Alcott Drive, Lisa Bress – Shed with gravel base
- Application AA22-114: 75 Sheffield Drive, Renovay, LLC. – 8’ x 12’ Deck Construction
- Application AA22-115: 9 Mohawk Circle, Grannite Enterprises, LLC. – Repair existing drainage pipe

V. AGENT REPORTS

Wetland Agent Thompson stated that there was a violation on Prospect Hill Road, where the property owner had cleared several trees and regarded the area directly up-slope of Phelps Brook. W.A. Thompson stated she had contacted the property owner to address the matter, but has not gotten a permit for the activity and the site still lacks proper sediment and erosion controls. Commissioner Towers stated that she supports the next step of issuing a proper notice of violation given the lack of response and the remainder of the Commission concurred.

VI. PETITIONS FROM COMMISSIONERS

VII. ADJOURNMENT

Commissioner Williams made a motion to adjourn at 7:40pm. Commissioner Towers seconded and it passed 6-0-0.

I certify that these minutes were approved on

Marlene Towers, Secretary
Inland Wetlands and Watercourses Commission