

REGULAR MEETING MINUTES
WINDSOR INLAND WETLANDS & WATERCOURSES COMMISSION
WEDNESDAY JANUARY 4TH, 2023, 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 p.m.

I. ROLL CALL

Present: Chairman Morando, Secretary Towers, Commissioners; D. DeCarlo, C. Elkins, S. Fraysier, R. Williams, Alternate Commissioners: J. Adamson, and M. Cote.

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

- **MINUTES**

Commissioner Towers made a **motion to approve the minutes as amended for December 6th, 2022**. Commissioner Williams seconded the motion. **Vote 8-0-0**

- **NEW BUSINESS**

- Application 22-142: 777 Bloomfield Ave, Steven Aeschliman: Megson, Heagle & Friend – Single Family Home Construction

Chairman Morando asked Wetland Agent Thompson if there she had anything to note on this application. W.A. Thompson pointed out that the inventories of flora and fauna were recorded in December, and therefore does not feel as though this survey was comprehensive of the wildlife activity specifically in regard to the amphibian and reptile populations. W.A Thompson also noted that the driveway lacks silt fencing on either side and is only 50ft away from Wetland 1 and would like to see if the applicant had explored any alternatives to increase this distance.

Steven Aeschliman of Megson, Heagle & Friend introduced himself to the Commission representing the application. S. Aeschliman stated that the silt fencing will be added to the driveway. S. Aeschliman described the history of the site and general details of the application.

Chairman Morando asked what the previous buildings on-site were. S. Aeschliman stated that there was an old farmhouse removed. Chairman Morando asked if the access road was through the Ford dealership. S. Aeschliman confirmed this and stated that another access road may be proposed in the future from Admission Road extension.

Commissioner Fraysier asked what the functions and values were from the wetlands on the property. S. Aeschliman stated that he does not have this information beyond what is included in the wetland application. Commissioner Fraysier stated that this is important information that should be included.

Commissioner Fraysier asked if there were any vernal pools found on-site. S. Aeschliman said there were none found.

Commissioner Towers asked where the new septic tank was going to be located. S. Aeschliman indicated where on the plans this was marked.

S. Aeschliman stated that there was a house that was demolished previously. Commissioner Towers asked where the new house was going to be constructed in relation to the demolished house.

Commissioner DeCarlo asked if there was any other visuals available to show this. W.A. Thompson displayed historical imagery from 2015 showing the demolished house. S. Aeschliman said the new house is roughly 10ft from the old house in the same general location.

Commissioner Fraysier made a **motion to accept application 22-142: 777 Bloomfield Ave, Steven Aeschliman: Megson, Heagle & Friend – Single Family Home Construction**. Commissioner Elkins seconded the motion. **Vote 8-0-0**

- Application 22-143: 29 Windsor Ave, VHB & Dijon LLC. – Mixed Use Development & Wetland Mitigation

John Furman and Anna Loss of VHB addressed the Commission representing the application. J. Furman described the general details of the site plan layout. A. Loss described the details of the wetlands delineated on site and the mitigation proposed for the impact this application includes. Four of the wetlands developed as a result of the demolition of previous developments on site. The mitigation would include improvements to an existing wetland to offset the impact to the newly developed wetlands.

Commissioner Fraysier asked if there were any vernal pools on site. A. Loss stated that there were no vernal pools found on site.

W. A. Thompson listed her notes to the Commission, which were that the mitigation plan provided was very general and brief compared to recent mitigation plans the Commission has seen in recent applications. W.A. Thompson suggested adding a percent survival requirement to the mitigation plan's yearly reports to be submitted to the Commission. W. A. also noted that herbicide was proposed to control invasive plants in the narrative but not disclosed in the application form and does not list which chemicals are to be used. A. Loss stated that they would have to use an herbicide to control the existing Phragmites population, but the use of which is up to the herbicide applicator.

W.A. Thompson asked if this proposed work requires any other applications through other organization such as the State, etc. J. Furman stated that additional applications have been sent to the town. A. Loss stated that the herbicide applicator would be handling any other permits required for the use of herbicide.

Commissioner Fraysier asked if there were any contaminated materials found on-site. J. Furman stated that he is unsure if this was surveyed for but will follow up with this information.

Commissioner Fraysier asked why there wasn't an outlet beyond the development limits rather than channeling water into the street drainage system. J. Furman said the entire site's topography is

significantly sloped toward the road. Commissioner Fraysier asked if the drainage proposed is to encompass both Phase I and Phase II of the project. J. Furman stated that Phase II is undetermined so the drainage system is only to accommodate Phase I as Phase II is uncertain and currently unplanned.

Commissioner Towers asked how close Phase II would be to Keney Park. J. Furman stated buildings could get very close to the property boundaries.

Commissioner Fraysier asked if the stormwater infrastructure within the road would be able to handle the increase in water. J. Furman stated that there is no increase in water, it is actually being reduced.

Commissioner Williams asked what kind of impact the car wash will have on the water. J. Furman stated that the water is recycled, and anything that is discharged will go into the sewer system, not the stormwater system.

Commissioner Towers asked if there were any NDDDB listed species. A. Loss stated that they have submitted their report but have not gotten the results yet. W.A. Thompson noted that USFWS identified a protected bat species likely to have habitat on site. A. Loss stated that there are no impacts proposed that directly involve the listed habitat types.

Commissioner Fraysier noted that the lighting plan included had a different layout. J. Furman replied that this has yet to be updated but will be for the final application.

Commissioner Fraysier asked if there was additional detail on planting schedules than what is provided. J. Furman stated that there is more detail regarding planting times in the planting detail.

Commissioner Fraysier noted that the prohibited plants list referenced Massachusetts and asked that this be reviewed and updated to Connecticut's standards.

Commissioner Fraysier asked how contamination from the car wash will be prevented on site. J. Furman stated that the wash is semi-automatic and the water is captured within the building which is then filtered. J. Furman added that he believes there is a spill prevention kit within the building, and all water goes into the sewer system. J. Furman stated that the additional stormwater quality units are placed adjacent to the car wash for additional protections against water dripping from the cars, and that the drive area is curbed to contain the water.

Commissioners Fraysier and Towers stated that their main concerns were with Phase II and how that would impact the area. W. A. Thompson stated that Phase II would be an entirely separate application should it be developed.

Commissioner Fraysier made a **motion to accept application 22-143: 29 Windsor Ave, VHB & Dijon LLC. – Mixed Use Development & Wetland Mitigation**. Commissioner DeCarlo seconded the motion. **Vote 8-0-0**

IV. AGENT ACTION

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

- AA22-141: 263/259 Bounty Way, Dugdale Excavation – Re-grade backyard

V. AGENT REPORTS

- Violations:
 - Hunter's Ridge

W. A. Thompson updated the Commission on this violation since the previous meeting, and stated that contact has been made with the property owner, and Town staff is waiting on the contractor to provide information requested on the work that has been conducted thus far. W.A Thompson showed the Commission pictures of the exposed site currently without sediment and erosion controls, and has already resulted in sedimentation in the stream.

Commissioner Cote stated that there will likely be even more erosion occurring throughout the winter months especially with snow melt in the spring. W. A. Thompson stated that she explained to the contractor and the homeowner that this needed to be addressed immediately. Commissioner Cote added that the entire area is lacking proper sediment and erosion controls.

Commissioner Cote asked what the details were of the trench and the pipe itself. W.A. Thompson stated that there is only limited information on what we currently know of the work, but a pipe was installed to collect groundwater seep from a sewer trench which then directly discharges into a stream.

Commissioner DeCarlo stated that the violating party has had enough time to comply with the Notice of Violation as it was officially delivered almost a month ago and there is still erosion occurring. Commissioner DeCarlo suggested invoking the issuance of citations because of this and Commissioner Towers, and Chairman Morando agreed. W.A. Thompson stated that if it the end of the week there was still no action, a citation would be issued.

- 33 Meadow Road

W. A. Thompson described the details of the violation which includes gravel deposition, tractor trailer parking and goats, with associated fence and enclosure. W.A. Thompson explained that she is working with our Town Engineering Department and the property owner to address the violations which span across the Planning Dept., Wetlands Regulations and the Engineering Dept.

VI. PETITIONS FROM COMMISSIONERS

VII. ADJOURNMENT

Commissioner Towers made a motion to adjourn at 8:36pm. Commissioner Williams seconded the motion. Vote 8-0-0

I certify that these minutes were approved on

Marlene Towers, Secretary
Inland Wetlands and Watercourses Commission