

SPECIAL MEETING MINUTES
WINDSOR INLAND WETLANDS & WATERCOURSES COMMISSION
THURSDAY JULY 13TH, 2023 7:00PM
Online webinar: <https://us02web.zoom.us/j/85435818689>

Chairman Morando called the meeting to order at 7:02 p.m.

1. ROLL CALL

Chairman Morando, Secretary Towers, and Commissioners K. Elder, C. Elkins and Alternate Commissioners J. Adamson and M. Cote

Also present was Wetland Agent, Chloe Thompson

2. PUBLIC COMMUNICATIONS (3-minute limit on items other than Public Hearings) – None

3. BUSINESS MEETING

- **MINUTES**

Commissioner Towers made a **motion to approve the minutes as amended for June 6th**. Commissioner Elder seconded the motion. **Vote 6-0-0**

- **NEW BUSINESS**

- Application 23-165: 60 Ezra Silva Lane, Ezra Silva Lane, LLC. – Concrete Pad Addition

TJ Barresi, P.E., L.S. of Barresi Associates addressed the Commission as the representative for the application. T. Barresi explained the details of the application involving the removal of temporary storage from the upland review area, and the installation of a covered concrete pad directly adjacent to the eastern side of the existing building. T. Barresi explained that there will be no direct impact to the wetlands and no additional clearing or increase in area of disturbance. Due to the minimal degree of activity, T. Barresi requested that this application be delegated to the Agent for approval.

Commissioner Elder asked if the washout area on the northwestern portion of the site could be moved to be within the existing clearing limit to avoid further clearing [outside the upland review area]. T. Barresi explained that this was actually drawn in error on the plans and will be relocated.

Commissioner Elder asked if the temporary stock pile in the upland review area could be moved to an area outside of the upland review. T. Barresi said that this could be relocated.

Commissioner Towers asked if the gravel roads were going to be changed. T. Barresi said both were going to be maintained as a gravel drive and no changes are being proposed.

Commissioner Elder made a **motion to delegate to agent application 23-165: 60 Ezra Silva Lane, Ezra Silva Lane, LLC. – Concrete Pad Addition, with the recommendation to relocate the washout area and temporary stockpile as discussed.** Commissioner Towers seconded the motion. **Vote 6-0-0**

- Application 23-166: 137 Matianuck Ave, City of Hartford Department of Public Works – Keney Park Golf Course Drainage and Golf Cart Path Improvements

Jason Ouimet, Project Manager at Beta introduced himself to the Commission as the representative for the application. Also present was Laura Krause, Environmental Scientist from Beta and Keith Rapoza, Engineer from the City of Hartford.

J. Ouimet explained the details of the application to address issues with degraded golf cart paths and various drainage issues throughout the golf course area. J. Ouimet added that this is a recurring issue the City of Hartford has attempted to address, as there was a previous application approved by the IWWC in 2014 for similar activity.

L. Krause stated that all of the proposed activity would occur within the existing lawn area and there is no clearing associated with this application.

Commissioner Elder asked if silt fence could be added to hole number one, in the area of station number 16 and 17 and at hole number five around station 51 and 50.

Wetland Agent Thompson stated that it was unclear whether or not the plans included an in-field wetland delineation as they are described as “alluvial limits” and noted that there are two vernal pools located on site to the southwestern portion of the project area that are not depicted on the plans. W.A Thompson stated that because of this it is unclear whether or not the 150ft upland review area is in reference to the field delineations or the “alluvial limit”. The source of the “alluvial limit” data is also not noted in the application.

W.A Thompson explained that the Engineering Department has begun their review of the application and do not currently have any major concerns or comments.

J. Ouimet explained that they were trying to use as much data as they could from the 2014 application, and he assumed a wetland delineation and report were included with the 2014 application. W.A. Thompson explained that while a delineation and report from 2014 could be re-used, the information and materials must be included with the current submission for the application to be complete.

L. Krause stated that the “alluvial limit” as depicted on the site plans appear to be field delineated as they do not match the NRCS soil survey, but she does not have the original soil report from the environmental scientist who investigated the wetlands as part of the 2014 application. L. Krause

explained that there are additional wetland areas on the plans that were field delineated, referred to as vegetated wetlands which meet the definition of “federal wetlands”. W.A. Thompson stated that she is also concerned about the two vernal pools missing from the southwestern are of the site. L. Krause said that these can be added to the plans.

Commissioner Adamson asked for detail on the 2014 application. J. Ouimet stated that it was approved and the work was completed, which included clubhouse improvements as well as cart path and drainage improvements. W.A. Thompson added that it included different degrees of impact and bridge improvements as well, which were approved though a public hearing. This work also required an Army Corps permit.

Chairman Morando stated that himself and Commissioner Towers were the only Commissioners present for this hearing, and recalled that the purpose of the 2014 application was to restore the golf course back to its original design.

Commissioner Towers asked if any of the drainage improvements had the potential to impact abutting properties as White Rock Drive has had many issues with drainage in the past. J. Ouimet stated abutters will not be effected, and White Rock Drive is much higher in elevation than this project, so it will not be affected. Commissioner Elder stated that the only abutters that may be impacted would be those north of hole number 2, but the proposed drainage may actually alleviate impacts.

Commissioner Elder asked what was going to be done differently with this effort in regard to the existing underdrains. J. Ouimet stated that the prior design did not have any separations between the native soil and the stone, which will now have geotextile fabric to prevent the soil from infiltrating the stone layer; it will be a similar design but this will be an improved version. Commissioner Elder agreed that will help the issue.

Commissioner Elder asked if the temporary stock piles will be outside the golf course areas in the paved areas. J. Ouimet stated that the primary location will be in the City of Hartford in the maintenance building. There is another paved area that will be reserved during construction if additional space is needed. Commissioner Elder stated that if any additional locations were needed for stockpiling that they would need to be protected with proper sedimentation and erosion control measures.

Commissioner Towers asked when the project is going to begin. J. Ouimet stated that they would like to request a special meeting in August so they can begin construction in the fall of this year. W.A. Thompson stated that the Commission will be polled for availability in the first and second week of August.

Commissioner Cote noted that the NDDB results are that of the 2014 application and also did not include the vernal pools. Commissioner Cote asked that if we hold an August meeting will there be results from the newly submitted request for NDDB information. L. Krause stated that she was unsure of when they would receive the results, but they will reach out and inquire about the status. W.A. Thompson stated that there was a recent application before the Commission abutting

this property and identified the Eastern box turtle and Northern long-eared bat in their NDDB report. If the Commission wanted to provide further stipulations on how activity was managed near the vernal pools, they could do so.

Commissioner Elder asked if there was any clearing associated with the project. J. Ouimet stated that this work does not involve any clearing, as the activity will occur within the developed golf course area. Commissioner Elder stated that around hole five, there are a lot of roots from a row of spruce trees, and asked how the drainage and other improvements will be managed without having to clear these trees or otherwise impact their root system. J. Ouimet stated that they will typically not disturb the root system by not removing the base of the cart path when repaving.

Commissioner Towers stated that the delineation of the vernal pools should be provided on the plans in order to act on this application. L. Krause stated that these will be provided to the Commission, however they are greater than 150ft from the project area.

4. AGENT ACTION

Wetland Agent Thompson reviewed the following applications:

- AA23-163: 71 Pepperbush Way – 15' Above Ground Pool
- AA23-164: 83 Hollowbrook Rd – 20' x 16' Addition

5. AGENT REPORTS

Ms. Thompson issued a notice of violation in conjunction with a Cease and Desist Order from the Planning and Zoning Department and a Notice of Violation from the Engineering Department for 33 Meadow Road where they are parking tractor trailers.

6. PETITIONS FROM COMMISSIONERS

Commissioner Powers asked if the structure in the floodplain on Palisado Avenue was experiencing any issues given all of the flooding recently. W.A. Thompson said everywhere is flooded right now, so perhaps now would be the best time to conduct a site visit, and would update the Commission on the findings. Commissioner Towers expressed concerns with this material being deposited into the waterways contributing to existing pollution. W.A. Thompson stated that the Town Engineer had suggested an alternative material for the fence, but we have not yet received an update from the property owner.

Commissioner Elkins asked about 33 Meadow Road violations. W.A. Thompson stated that this is in-progress and the property manager is working with the Town Planner and Zoning Enforcement Officer.

Commissioner Elkins asked if there were any updates for the construction company's violations on Marshall Phelps. W.A. Thompson stated that she will reach back out to the property owner.

Commissioner Towers asked for an update on the S&E controls at the site on Day Hill Road. W.A. Thompson stated that during conducted a site visit, there was a stock pile in a location not on the approved plans. After speaking with the project manager, there were additional S&E controls put in place. There were staging issues after construction began, which resulted in the use of this paved parking lot to temporarily store material.

7. ADJOURNMENT

Commissioner Towers made a motion to adjourn at 8:19pm. Commissioner Adamson seconded the motion. Vote 6-0-0

I certify that these minutes were approved on

Marlene Towers, Secretary
Inland Wetlands and Watercourses Commission