

REGULAR MEETING MINUTES
WINDSOR INLAND WETLANDS & WATERCOURSES COMMISSION
TUESDAY MARCH 5TH, 2024 7:00PM
HYBRID MEETING – COUNCIL CHAMBERS AND ONLINE
Online webinar: <https://us02web.zoom.us/j/85435818689>

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

1. ROLL CALL

Chairman Fraysier, Vice Chairman Elder, Secretary Towers, and Commissioners D. DeCarlo, C. Elkins, R. Williams, B. Stearns and alternate Commissioner M. Cote.

Also present was Wetland Agent, Chloe Thompson.

2. PUBLIC COMMUNICATIONS (3-minute limit on items other than Public Hearings) – None; communications closed at 7:03pm.

3. BUSINESS MEETING

○ **MINUTES**

Commissioner Towers made a **motion to approve the minutes for February 6th, 2024**. Commissioner Elkins seconded the motion. **Vote 8-0-0**

○ **OLD BUSINESS**

- **Permit Modification to application 22-143: 29 Windsor Ave, VHB & Dijon LLC. - Mixed Use Development & Wetland Mitigation**

Anna Loss, Wetland Scientist, Jon Salsman and Jeff Galarneau, P.E. from VHB addressed the Commission as the representatives for the application. A. Loss and J. Galarneau reviewed VHB's responses to the Commissions comments and questions from the previous meeting (see attached).

Vice Chairman Elder stated that his question from the previous meeting was if there were going to be any other systems needed to retain the soil at the top of the retaining wall adjacent to the charging station and asked how deep the soil would be excavated to install the wall. J. Galarneau referred to the diagram of the wall showing that the elevation will be excavated from 56ft to 53ft, 2.5ft from the hay bale from the top of the slope.

Commissioner Towers asked if the hay bales were going to be inspected regularly until the work was completed. J. Galarneau stated that they will be monitored and replaced as necessary.

Chairman Fraysier asked if the wetland limits could be re-flagged prior to construction to make contractors aware of their location. W.A. Thompson stated that it might be best to have the

disturbance limits flagged as well, as some of the work will occur within wetlands. A. Loss stated that they would be able to do this.

Vice Chairman Elder made a **motion to approve the permit modification to application 22-143: 29 Windsor Ave, VHB & Dijon LLC. - Mixed Use Development & Wetland Mitigation, with the conditions of having wetland and disturbance limits delineated prior to construction and the inspection of hay bales and other E&S controls after storm events.** Commissioner DeCarlo seconded the motion. **Vote 8-0-0**

- **Application 24-196: 4 Walters Way, Thomas DeFranzo – 16’ x 31’ Shed**

W.A. Thompson noted that at the last meeting this application was tabled due to the outstanding violation and active Cease & Correct. W.A. Thompson explained that a decision must be made within 60 days from the date of receipt which would be the next meeting in April. W.A. Thompson stated that if the violation is still active, it’s recommended that either the applicant withdraw, or the Commission can deny the application.

Commissioner DeCarlo stated that they wouldn’t really be able to consider the application until they’ve received the requested information in regard to the outstanding violation. W.A. Thompson stated that is why she recommends this either be tabled until the next meeting, or the application is denied and resubmitted after the violation has been fully addressed.

Commissioner DeCarlo made a **motion to table application 24-196: 4 Walters Way, Thomas DeFranzo – 16’ x 31’ shed, due to the outstanding violation.** Commissioner Elkins seconded the motion. **Vote 8-0-0**

- **NEW BUSINESS**

- **Application 24-197: 450 & 462 Bloomfield Ave, A.R. Building Company, Inc. – Multi-Family Residential Development**

Chairman Fraysier recused himself from review of this application.

John Schmitz, P.E. from BL Companies addressed the Commission as the representative for the application. J. Schmitz presented the existing conditions of the site and explained the proposed development of four multi-family apartment buildings.

Vice Chairman Elder asked when the work is to begin and what the sequence will be. J. Schmitz stated that the entire project will be constructed in one phase, and they will need several types of permits of which they expect to have finalized by spring of next year. Stormwater infrastructure would be constructed first, followed by the buildings and then the parking lot.

Vice Chairman Elder noted that the stockpile areas are directly over the building areas, and asked if they would be moving the stockpile locations once the buildings were beginning construction. J. Schmitz stated that this will mostly be topsoil, and they will be excavating from one area of the site to use this as fill for another, so they can and will be moved as they enter this stage of the construction.

Vice Chairman Elder asked if there were alternatives considered in the site layout to minimize the proximity and impacts to wetlands. J. Schmitz stated that there were several configurations considered, but the current layout was the most feasible in terms of regrading and filling, given the topography of the site.

Vice Chairman Elder asked for clarification on lines drawn on SB-0, adjacent to the property line. J. Schmitz stated that these are set-back limits showing how far the development must be from right-of-ways or property boundaries.

Commissioner Towers asked how tall the buildings would be. J. Schmitz stated that they will be four stories at a height of roughly 50 feet.

Commissioner Towers asked if there was any environmental testing for contaminants. J. Schmitz stated that there was testing done given the proximity to the gas station, and the results showed there were no leaking gas tanks or other contamination on the site. J. Schmitz added that there was a hotel previously on this property, which has since been demolished. Commissioner Towers stated that she noticed concrete and other impervious material leftover, and asked if this was going to be removed. J. Schmitz stated that the site will be cleared of this material and overgrown vegetation prior to construction. Joe Cicero, property owner, stated that the site is regularly maintained and cleared of dumped debris; mostly mattresses. J. Cicero explained that some concrete from the old gas station on the adjacent property was stored there, but there has never been contaminated material on the site.

Commissioner DeCarlo made a **motion to accept application 24-197: 450 & 462 Bloomfield Ave, A.R. Building Company, Inc. – Multi-Family Residential Development**. Commissioner Elkins seconded the motion. **Vote 7-0-1**. Chairman Fraysier abstained.

- **Application 24-198: 1100-1900 Old Yankee Drive, Poquonock Commons - Residential Apartments**

TJ Barresi, P.E. of Barresi Associates addressed the Commission as the representatives for the application. T. Barresi explained that there was a previously approved application on this site for the development of residential apartments. T. Barresi explained the existing conditions and the details of the proposed project, highlighting the differences between the new configuration and the previous approval. This development has completed its first phase of construction and this work will be phase two.

Commissioner DeCarlo asked if the infrastructure of the stormwater discharge had been installed yet. T. Barresi stated that this work has not been completed yet. Vice Chairman Elder asked if the stormwater discharge was part of the first approval. T. Barresi confirmed that it was, and this will be constructed first before the rest of construction begins.

Commissioner Williams noted that the development is going from eight buildings to four buildings with the same number of units, and asked for additional information on this and the discharge rates. T. Barresi stated that the discharge rate will be reduced and the previous application had three story buildings, which are now going to be four stories as result of a recent text amendment to Planning and Zoning regulations. T. Barresi added that the parking

requirements were also modified allowing them to reduce impervious coverage and incorporate more recreational space for the residents totaling roughly and acre.

Commissioner Towers asked if there were any protections for littering and debris around the parking areas abutting forested wetlands and the Farmington River. T. Barresi stated that each building has their own dumpster, which will hopefully encourage residents to properly dispose of their waste. T. Barresi added that this area has property managers to maintain the land. Chairman Fraysier asked if there was a maintenance plan in place. T. Barresi stated that there currently is one, which is in effect for the areas that have been constructed so far as well.

Chairman Fraysier noted that the application states there are no direct wetland impacts. T. Barresi stated that he realized after submitting that there will be about 250ft² of impact where the stormwater discharges toward the Farmington River, which is identical to the initial approval.

Chairman Fraysier asked for information on the wetlands shown on the previous approval that are not on the new proposal. T. Barresi stated that as part of the previous approval, these wetlands were defined as manmade, and have since been filled. Chairman Fraysier asked if the property was resurveyed for wetlands. T. Barresi stated that a new delineation has not been conducted.

Chairman Fraysier asked if there were any vernal pools in the area. T. Barresi stated that there are not.

Chairman Fraysier asked if these buildings would be visible from the Farmington River. T. Barresi stated that the buildings are 50 feet tall, and during leaf-off, they might be visible.

Commissioner Cote asked if there were any water quality control systems in place to filter out contaminants from vehicles in the parking lot areas. T. Barresi stated that there is water quality unit to filter out any pollutants after construction is completed.

Vice Chairman Elder asked W.A. Thompson what the procedure would be given the expiration of the previous approval. W.A. Thompson stated that that if this application had not expired, this would have been considered a permit modification rather than an entirely new application.

Chairman Fraysier asked if there was any chance the wetland boundary may have changed since the 2012 delineation. T. Barresi stated that there hasn't been any activity near the wetlands or intermittent watercourse with the exception of the wetland pockets that were filled.

Vice Chairman Elder asked when this application would be reviewed by the Engineering Department. W.A. Thompson stated that this would be done before they were to have an approval from Planning and Zoning, estimating that comments would be issued within the next few weeks. Chairman Fraysier noted that the application should be reconsidered by the Commissioner if there are significant changes made to address comments from the Engineering Department.

Vice Chairman Elder made a **motion to delegate to the agent application 24-198: 1100-1900 Old Yankee Drive, Poquonock Commons - Residential Apartments, with the condition that there will be no significant changes to the application as staff comments are addressed.** Commissioner DeCarlo seconded the motion. **Vote 8-0-0**

4. Violations

- Violation 23-115: 4 Walters Way, Thomas DeFranzo – Cease & Correct Order

Skip Alford, P.E. from Alford Associates addressed the Commission representing the property owner. Also present was Thomas DeFranzo, property owner.

Commissioner DeCarlo asked W.A. Thompson to present any new information to the Commission. W.A. Thompson stated that at the previous meeting, the Cease and Correct order was revised, and included the submission of a date by which requested material would be submitted to the IWWC with a deadline of February 13th. W.A. Thompson stated that a date was not provided, therefore a citation was issued to the property owner on February 22nd, and fines have been accruing daily as this has still not been addressed; every 24-hour period in which this is not corrected constitutes a new violation.

S. Alford asked why the citation was issued. W.A. Thompson stated the citation was issued as a result of not receiving a date of when the requested material would be submitted by February 13th. S. Alford stated that the documents describe erosion into wetlands and watercourses, of which he does not believe is caused by the property owner. W.A. Thompson stated that this is the standard category for the “nature of violation”.

Chairman Fraysier stated that the Commission ordered a date by which the material would be submitted, and this date has still not been provided. Chairman Fraysier stated that the reasoning for the initial issuance and subsequent revision of the Cease & Correct Order which included the “nature of the violation” was discussed in previous meetings with the property owner. S. Alford asked what erosion caused the citation to be issued. Chairman Fraysier stated that this was described in the Cease & Correct. S. Alford read the nature of violation from the citation, “Section 14-80(c) (5): *“Carrying on activities without a permit, or carrying on activities not authorized by a permit, which cause sediment to flow into any wetland or watercourse or otherwise cause the pollution of any portion of a wetland or watercourse”*. S. Alford stated that he didn’t understand how this applies to T. DeFranzo. W.A. Thompson stated that this was previously determined given the amount of activity suspected to have occurred on the property, and the same verbiage is included in both the citation and the Cease and Correct Order. W.A. Thompson stated that this is only one of the definitions that is applicable to this matter. W.A. Thompson read the definition in subsection 4, *“Excavating in, filling or draining of any portion of a wetland or watercourse without a permit”* both of which carry fines of \$750 per day. W.A. Thompson stated that the current objective is to discuss the fact that the Commission still does not have a date by which they will receive the information needed to address the violation.

S. Alford re-stated that he does not understand why the citation was issued as there is no proof the property owner has caused the erosion of any sediment into the wetlands or watercourses. W.A. Thompson stated that the Commission held a show cause hearing to address the Cease & Correct which spanned several meetings and has since concluded.

S. Alford stated that he doesn’t feel the Commission is familiar with the property and presented a picture of where erosion has occurred on the property as a result of water being discharged from off of the property. Chairman Fraysier, Commissioners Elkins and DeCarlo stated that this is not what is currently being discussed at this stage in the enforcement. S. Alford stated that they are

seeking a date because of erosion and the property owner has not caused any erosion. Chairman Fraysier stated that the Commission has hosted several meetings previously to discuss this with the property owner, and S. Alford was not present.

T. DeFranzo re-explained the erosion occurring on the property that was discussed earlier in the meeting. T. DeFranzo stated that impacts on the property have resulted in the aforementioned erosion, proving a history of the issues and a recent erosion event on his property. T. DeFranzo explained that the amount of sediment in the existing ponds has resulted in flooding of a structure on his property. T. DeFranzo claimed that there was improper construction of an outlet around the time Berrios Hill Road was developed. T. DeFranzo invited Commissioners to visit his property to observe the erosion issues, or he would have his attorneys arrange to have the IWWC view the property. T. DeFranzo stated that he has contacted the Army Corps of Engineers, requesting a site visit as well. T. DeFranzo stated that he also plans to return to the Commission for an application to build a house for his shed. Chairman Fraysier stated that they are discussing the fact that the date requested has not been provided. Commissioner Williams stated that this information has already been provided and discussed previously. Commissioner DeCarlo stated that a show cause hearing discussion began in September and the property owner did not return to the Commission until several months later.

Audio interference occurred with the recording of this meeting while a video of the property was shown by T. DeFranzo and S. Alford.

Chairman Fraysier asked S. Alford to stop the video. Commissioners DeCarlo, and Elkins also asked S. Alford to stop the video as they did not need any further information on the erosion at this time.

T. DeFranzo stated that he talked about this at the last meeting, and told S. Alford and George Logan (wetland scientist) that they had to provide a date and assumed they had done so. T. DeFranzo further described the erosion caused by water discharging from Merriman Road.

S. Alford stated that they are here to discuss why the citation was issued as they do not believe he has caused any erosion. S. Alford stated that the Cease & Correct should be reconsidered and believes the citation should not have been issued.

Vice Chairman Elder stated that the Cease & Correct has been previously affirmed by the IWWC, and there wouldn't have been a citation if the order was complied with. The IWWC does not review appeals to a citation. S. Alford stated that he was not privy to the Cease & Correct Order. Chairman Fraysier stated that this was discussed with T. DeFranzo in the previous meeting, and it was his responsibility to relay that information. Commissioner DeCarlo stated that the property owner has been present for these discussions and noted that S. Alford was present in a previous meeting as an attendee. Commissioner Towers read from the February meeting minutes, "The Commission asked T. DeFranzo if a week was enough time to get an estimated timeframe of when material would be submitted. T. DeFranzo said that he could email a response in the next few days", stating this is when they chose the date of February 13th as the deadline. Commissioner Towers added that the citation was issued because this was ignored.

S. Alford stated that information was initially provided from when the Cease & Desist [before revision] was originally issued; erosion has not occurred as a result of the property owner's activity.

Commissioner DeCarlo asked if DEEP was going to have any involvement with this violation. W.A. Thompson stated that she believes DEEP is planning on conducting a site visit once the existing conditions has been submitted, which must include the wetland delineation and report.

Commissioner Stearns stated that given the information presented during the show cause hearing in the previous meeting, it is reasonable for erosion and sedimentation to have occurred when the unpermitted activity was taking place as the "nature of violation" describes; the creation of ponds alone has a high likelihood of causing erosion and sedimentation.

Vice Chairman Elder asked W.A. Thompson how the property owner can contest the citation. W.A. Thompson stated that there are clear instructions on how to do this, and read the paragraph instructing the property owner to send a letter to the Planning Department, after which a hearing will be held.

T. DeFranzo continued to describe erosion on his property from Merriman Road. T. DeFranzo stated that W.A. Thompson has known about erosion on his property and has yet to issue a Cease & Correct to the Town.

Vice Chairman Elder stated that this information is for the hearing officer, not the IWWC. Chairman Fraysier agreed and said that this isn't something they are going to discuss any further and they need the date as requested.

S. Alford and T. DeFranzo asked if they could continue the conversation on the erosion on the property and then continued to provide additional details. Commissioners explained that this is not the appropriate time to discuss this any further, as the show cause hearing has concluded and they have given plenty of time in previous meetings to hear this information. Commissioner DeCarlo stated that they need a date by which they are to have the material is all they need from them at this time.

6. Agent Action

- No agent actions were taken since the previous meeting.

7. Agent Reports

- Wetland Map Amendment Review

W.A. Thompson reviewed the map amendment process when considering applications that present in-field delineations that contrast with the "Official Wetlands Map" as described in the IWWC regulations.

- Potential Vernal Pool Analysis

W.A. Thompson presented to the IWWC a project she has been working on using LiDAR, DEMs and other spatial data to detect surficial land depressions which may eventually be used to

determine if there are potential vernal pools in a specific area. This will hopefully be a great tool for the Commission when they are considering new developments and their potential proximity to these ecosystems.

8. Petitions From Commissioners

Chairman Fraysier stated that a few of the Commissioners have expiring terms, and reminded them to address this as the dates approach.

Chairman Fraysier asked about updated FEMA floodplain mapping and if Windsor was to be subject to any of these changes. W.A. Thompson stated that she has contacted the state and FEMA due to issues with downloading the data to observe the changes, and is working on this with the Engineering Department. The Town Engineer is the floodplain manager, so outside of the IWWC, there are other parties privy to these changes within Windsor. Once more information has been collected, W.A. Thompson will inform the IWWC as well.

Chairman Fraysier noted that the Farmington River has recently been designated as “Wild and Scenic”, which has certain protections for the river. Chairman Fraysier proposed that this may be something to consider when projects are being proposed in close proximity to the Farmington River which may impact the recreational values. Vice Chairman Elder asked how the IWWC would be able to enforce anything that could be visible from the Farmington River, but outside of the 150ft upland review area. W.A. Thompson said that was a very good point and she’s unsure but she’ll look into finding more information on this. W.A. Thompson stated that the Commission could possibly write letters of recommendation to the Planning and Zoning Commission if they felt a development was going to contrast the goals of the “Wild and Scenic” designation, but the IWWC still has the ability to regulate activity to protect the recreational functions and values as it pertains to inland wetlands and watercourses.

9. Adjournment

Commissioner DeCarlo made a motion to adjourn at 9:04 p.m. Vice Chairman Elder seconded the motion. Vote 8-0-0

I certify that these minutes were approved on

Marlene Towers, Secretary
Inland Wetlands and Watercourses Commission



February 20, 2024

Ref: 42795.01

Town of Windsor Inland Wetlands and
Watercourse Commission
Chloe Thompson, Inland Wetlands Agent
c/o Planning Department
275 Broad Street
Windsor, CT 06095

Re: Town of Windsor Inland Wetland Commission Permit Modification Application
Mixed-Use Redevelopment Project
29 Windsor Avenue-Response to Commission Comments

Dear Ms. Thompson,

On behalf of our client, Dijon, LCC, Vanasse Hangen Brustlin, Inc. (VHB) submits the following responses to questions raised by the Inland Wetlands Commission during our initial meeting on February 6, 2024.

1. What is the power source for the charging station? Is it onsite diesel and are there air/stormwater pollution concerns if diesel generated?

Response: The electrical power required for the charging stations will be obtained from the existing electrical grid. No diesel generators will be used for this purpose.

2. What alternatives were evaluated for the placement of the charging stations? Could they be moved elsewhere onsite to avoid proximity to the wetlands, and reduce impacts to previously approved mitigation areas?

Response: Other areas within the property were evaluated but ultimately rejected, for several reasons. First, the charging stations need to be located as close to the roadway as possible for visibility and ease of use. If located further back in the property, the station will not be visible from the roadway and traffic flow on the site would potentially be impaired, potentially increasing safety concerns due to the volume of vehicles coming and going from the charging station. In addition, the proposed location is optimal for driver convenience due to its proximity to the proposed convenience store. In the location proposed, a different orientation was analyzed, as shown on the attached plan. Because this option caused direct wetland impact, it was not selected.

3. What is the need for the charging station? Was it a municipally requested addition?

Response: The charging project was not requested by the municipality. The project is needed for a number of reasons:

First, there are large numbers of drivers in the immediate vicinity who lack access to chargers at their homes and places of business. This high-speed charging station would be the only viable charging facility for local citizens who lack the ability to charge at home (e.g., because they live in apartments or multi-family dwellings). Without this charging location, those citizens will be unlikely to adopt electric vehicles and air quality in the vicinity will continue to be impacted by high rates of combustion vehicle traffic.



Second, when complete, this charging location will be the nearest fast-charging facility to Bradley Airport, and one of only two fast-charging locations between Hartford and the Airport. Consequently, the hub is expected to serve as an ideal recharging location for Uber and Lyft drivers ferrying passengers between Hartford and Bradley Airport. In this way, the project will help to reduce emissions associated with travel to and from Hartford’s Airport and facilitate the state’s efforts to increase electric vehicle adoption among ride-sharing companies.

Third, the project is along a state-designated “Alternative Fuel Corridor” and is eligible for the state’s National Electric Vehicle Infrastructure grant program, which is designed to fill in gaps in the state’s electric vehicle charging infrastructure.

4. Are there increases to stormwater from the charging station addition? Can the stormwater system handle the new quantities?

Response: The overall project (currently identified as Phase I and Phase II) was approved by the commission in 02/23/23. Table 3 from the Stormwater Report that was reviewed is included below. A line has been added to this table for each design point (**in bold**) showing the change between the stormwater discharge for both projects.

Table 3 Peak Discharge Rates (cfs)

Design Point	2-year	10-year	25-year	50-year	100-year
Design Point: x1000					
Existing	0.48	1.07	1.47	1.76	2.08
Previous Project	0.48	1.07	1.47	1.76	2.08
Updated Project	0.48	1.07	1.47	1.76	2.08
Design Point: x2000					
Existing	13.13	26.11	34.30	40.29	46.84
Previous Project	5.80	10.98	14.36	19.49	24.04
Updated Project	5.78	11.01	14.38	19.79	23.69
Design Point: x3000					
Existing	5.39	11.19	14.98	17.76	20.82
Previous Project	4.42	9.52	12.88	15.36	18.10
Updated Project	4.42	9.52	12.88	15.36	18.10
Total:					
Existing	19.00	38.37	50.75	59.81	69.74
Previous	10.70	21.57	28.71	36.61	44.22
Updated Project	10.68	21.60	28.73	36.91	43.87
Difference	-0.02	+0.03	+0.02	0.0	-0.35

In general, the stormwater discharge from the site for each design point and design storm experience either a very minor increase OR a very minor decrease. The overall site reaction, which is a summary of discharge for each design point, range from a maximum decrease of 0.35 CFS to a maximum increase of 0.03 CFS. These differences show the proposed stormwater management system mitigates the increase in peak



stormwater discharge rate resulting from the increase in impervious surface associated with the addition of the electric charging vehicle station.

5. Please provide an overlay plan showing the previously approved site plan, wetland impact areas and proposed mitigation areas, and the new site plan. Highlight the changes for clarity.

Response: The attached graphics provides the overlay. For clarity, the previous reviewed and approved mitigation and site plan is shown in red.

6. Based on state statute, is the quantity of charging stations proposed the minimum or maximum? Why 20 stations.

Response: The proposed development already meets the state's requirements for the minimum number of Level 2 charging locations. The Level 3 fast-charging site will allow the site to significantly exceed the minimum number of charging locations required by statute.

7. Highlight the Limit of Disturbance Line vs the soil erosion limits line.

Response: Due to the plan scale, the two lines will be very hard to see. A detail of the retaining wall is attached which shows the wetland limit, the erosion control barrier, and the work area where at the point where the EV Station is closest to the wetland line. The response to comment 8 below explains how the contractor would execute the work in this area.

8. Describe the construction methods proposed due to proximity to wetlands.

Response: The work area for the EV Charging Station is lower than the wetland line and will be separated by the retaining wall. We anticipate the contractor will establish erosion control along the limit of work and perform rough excavation to construct the retaining wall. Once the wall is constructed, the area above the wall will be stabilized to prevent erosion. Completing this, the station area will be rough graded, and the site work will continue for the remained of the project as originally permitted.

9. Verify that the new mitigation area will not impact wetland 2.

Response: The new mitigation area is positioned to not cause any additional impact to wetland 2 that was not previously authorized or any other wetlands within the site.

Thank you for your assistance with this application. Please do not hesitate to call, or email should you have additional questions.

Sincerely,

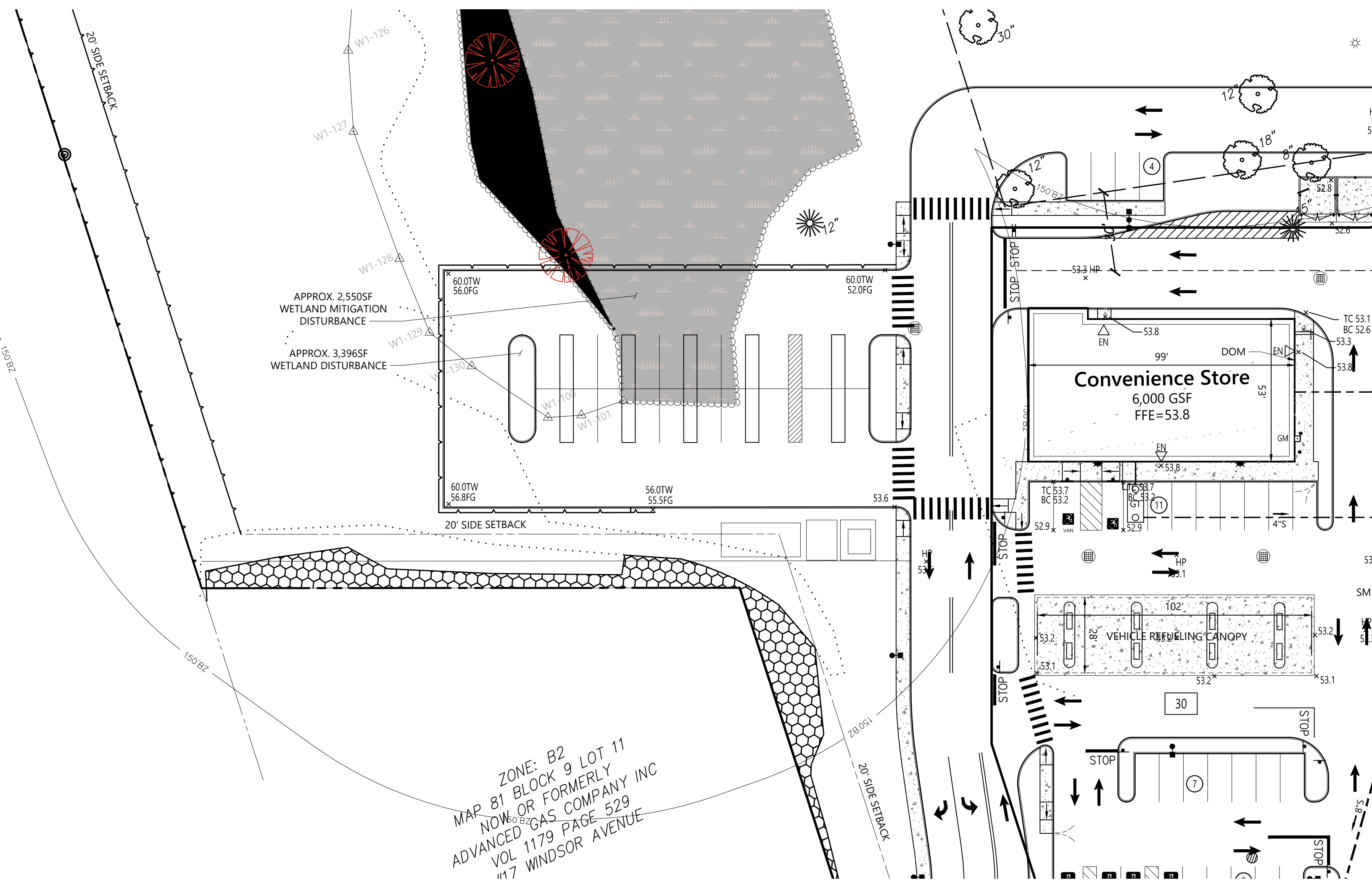
Vanasse Hangen Brustlin, Inc.

A handwritten signature in blue ink that reads "John J. Furman".

John J. Furman, PE

Office Manager, Springfield
JFurman@vhb.com

Attachments: Alternative Concept Plan
Overlay Graphics
Updated Mitigation Plan
Retaining Wall Section



APPROX. 2,550SF
WETLAND MITIGATION
DISTURBANCE

APPROX. 3,396SF
WETLAND DISTURBANCE

Convenience Store
6,000 GSF
FFE=53.8

VEHICLE REFUELING CANOPY

ZONE: B2
MAP 81 BLOCK 9 LOT 11
NOW OR FORMERLY
ADVANCED GAS COMPANY INC
VOL 1179 PAGE 529
117 WINDSOR AVENUE

20' SIDE SETBACK

20' SIDE SETBACK

20' SIDE SETBACK

150' BZ

150' BZ

5.8"



One Federal Street
Building 103-3N
Springfield, MA 01105
413.747.7113



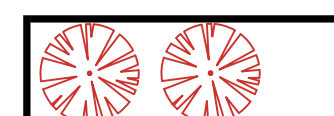
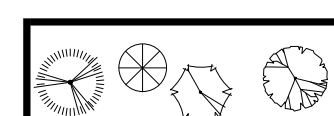
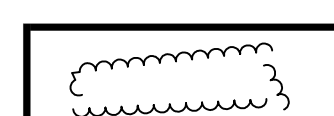
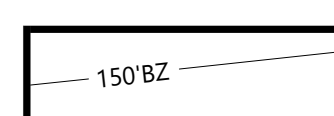
Shrub Plantings			
Scientific Name	Common Name	Size	Comments
<i>Lindera Benzoin</i>	Spicebush	18"-24"	Plant 1 of each species in each cluster. Each species within the cluster should be spaced no closer than 5-feet apart and the spacing of each cluster should be no more than 20 feet from another cluster.
<i>Cornus amomum</i>	Silky Dogwood	18"-24"	
<i>Vaccinium corymbosum</i>	Highbush Blueberry	18"-24"	
<i>Viburnum dentatum</i>	Arrowwood Viburnum	18"-24"	

Seed Mixes		Application Rate
Seed Mix Type		
New England Wetland Plans - Conservation Seed Mix		25lbs/acre 1750 SF/lb
New England Wetland Plans - Wetmix		1lb/2500 SF

Trees			
Scientific Name	Common Name	Size	Comments
<i>Acer Rubrum</i>	Red Maple	2'-3'	No closer than 20' apart
<i>Betula Alleghaniensis</i>	Yellow Birch	2'-3'	
<i>Salix Nigra</i>	Black Willow	2'-3'	
<i>Quercus Palustris</i>	Pin Oak	2'-3'	

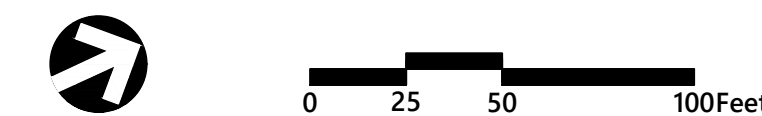
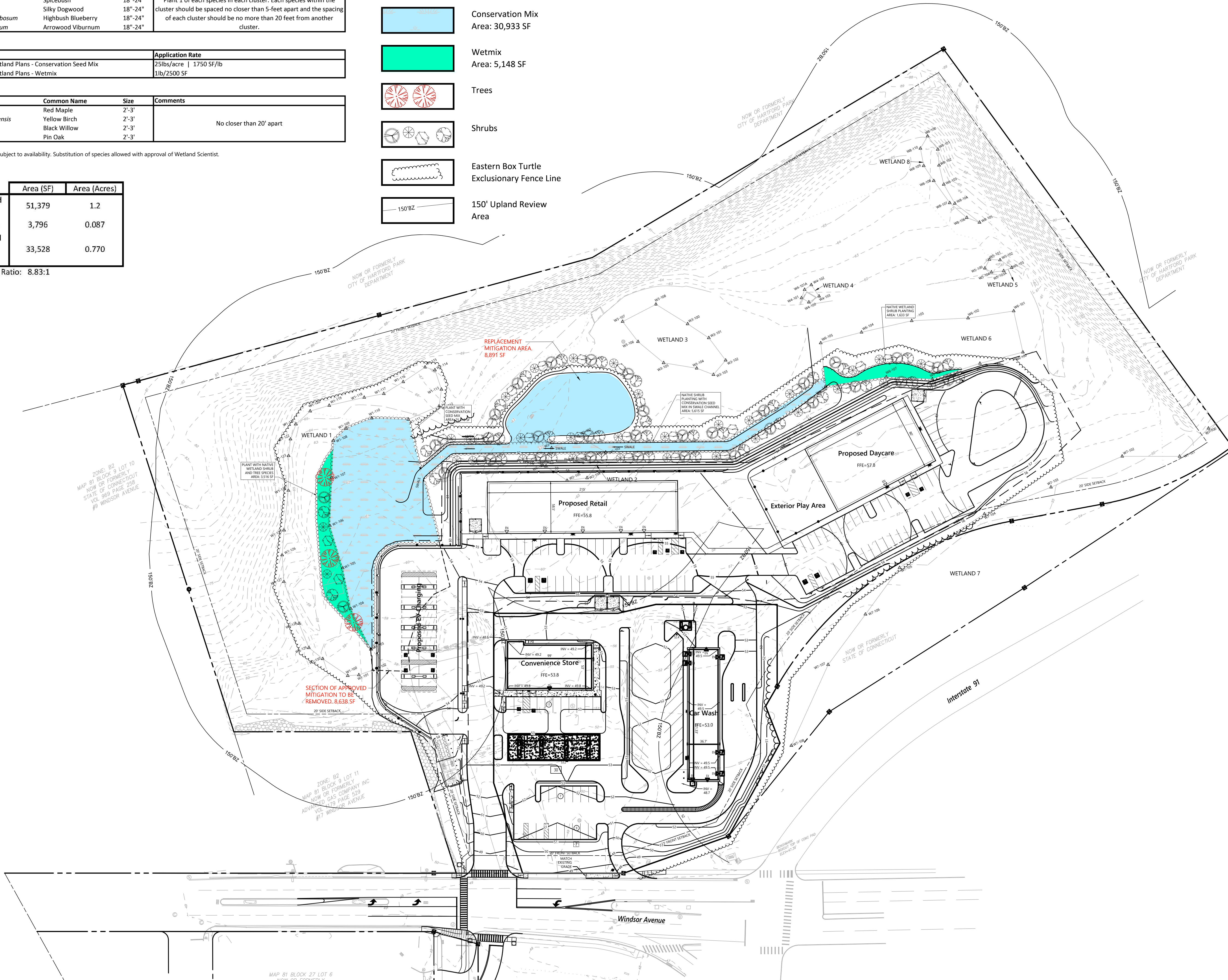
NOTE:
Specific plants are subject to availability. Substitution of species allowed with approval of Wetland Scientist.

LEGEND

-  Conservation Mix Area: 30,933 SF
-  Wetmix Area: 5,148 SF
-  Trees
-  Shrubs
-  Eastern Box Turtle Exclusionary Fence Line
-  150' Upland Review Area

	Area (SF)	Area (Acres)
Existing Delineated Inland Wetlands	51,379	1.2
Proposed Impacts	3,796	0.087
Proposed Wetland Compensatory Mitigation Area	33,528	0.770

Mitigation to Impact Ratio: 8.83:1



Mixed-Use Development
Phase II
29 Windsor Avenue
Windsor, Connecticut

No.	Revision	Date	App'd.

Designed by: Overlay Plan Checked by: ###
Issued for: Site Plan Approval Date: February 1, 2024

Not For Construction
Drawing Title: Mitigation Overlay Plan
Drawing Number: MO-1

MO-1

Sheet 1 of 13

Project Number: 42795.01



One Federal Street
Building 103-3N
Springfield, MA 01105
413.747.7113

Shrub Plantings			
Scientific Name	Common Name	Size	Comments
<i>Lindera Benzoin</i>	Spicebush	18"-24"	Plant 1 of each species in each cluster. Each species within the cluster should be spaced no closer than 5-feet apart and the spacing of each cluster should be no more than 20 feet from another cluster.
<i>Cornus amomum</i>	Silky Dogwood	18"-24"	
<i>Vaccinium corymbosum</i>	Highbush Blueberry	18"-24"	
<i>Viburnum dentatum</i>	Arrowwood Viburnum	18"-24"	

Seed Mixes		Application Rate
Seed Mix Type		
New England Wetland Plans - Conservation Seed Mix		25lbs/acre 1750 SF/lb
New England Wetland Plans - Wetmix		1lb/2500 SF

Trees			
Scientific Name	Common Name	Size	Comments
<i>Acer Rubrum</i>	Red Maple	2'-3'	No closer than 20' apart
<i>Betula Alleghaniensis</i>	Yellow Birch	2'-3'	
<i>Salix Nigra</i>	Black Willow	2'-3'	
<i>Quercus Palustris</i>	Pin Oak	2'-3'	

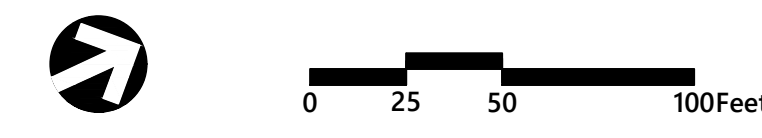
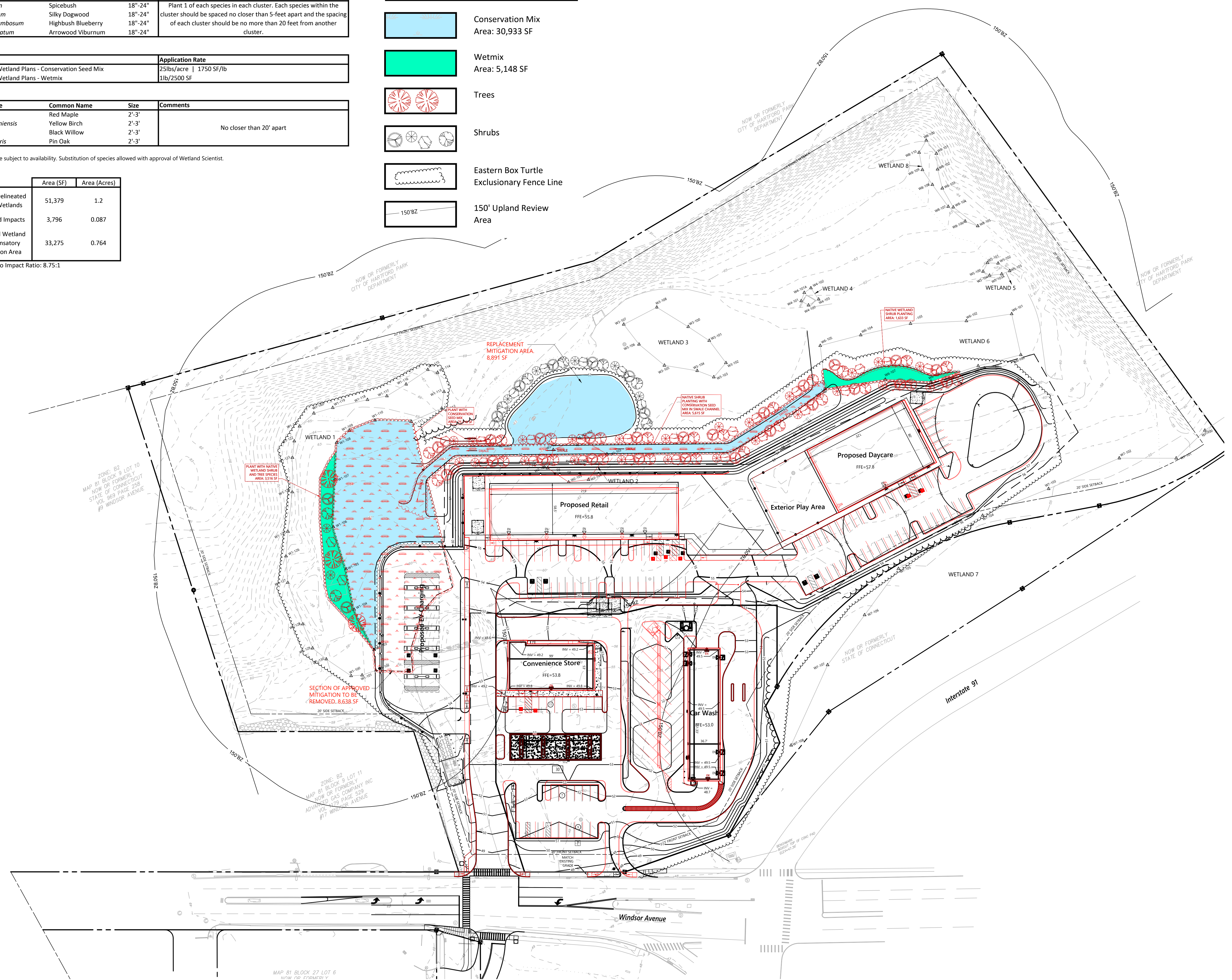
NOTE:
Specific plants are subject to availability. Substitution of species allowed with approval of Wetland Scientist.

	Area (SF)	Area (Acres)
Existing Delineated Inland Wetlands	51,379	1.2
Proposed Impacts	3,796	0.087
Proposed Wetland Compensatory Mitigation Area	33,275	0.764

Mitigation to Impact Ratio: 8.75:1

LEGEND

- Conservation Mix Area: 30,933 SF
- Wetmix Area: 5,148 SF
- Trees
- Shrubs
- Eastern Box Turtle Exclusionary Fence Line
- 150' Upland Review Area

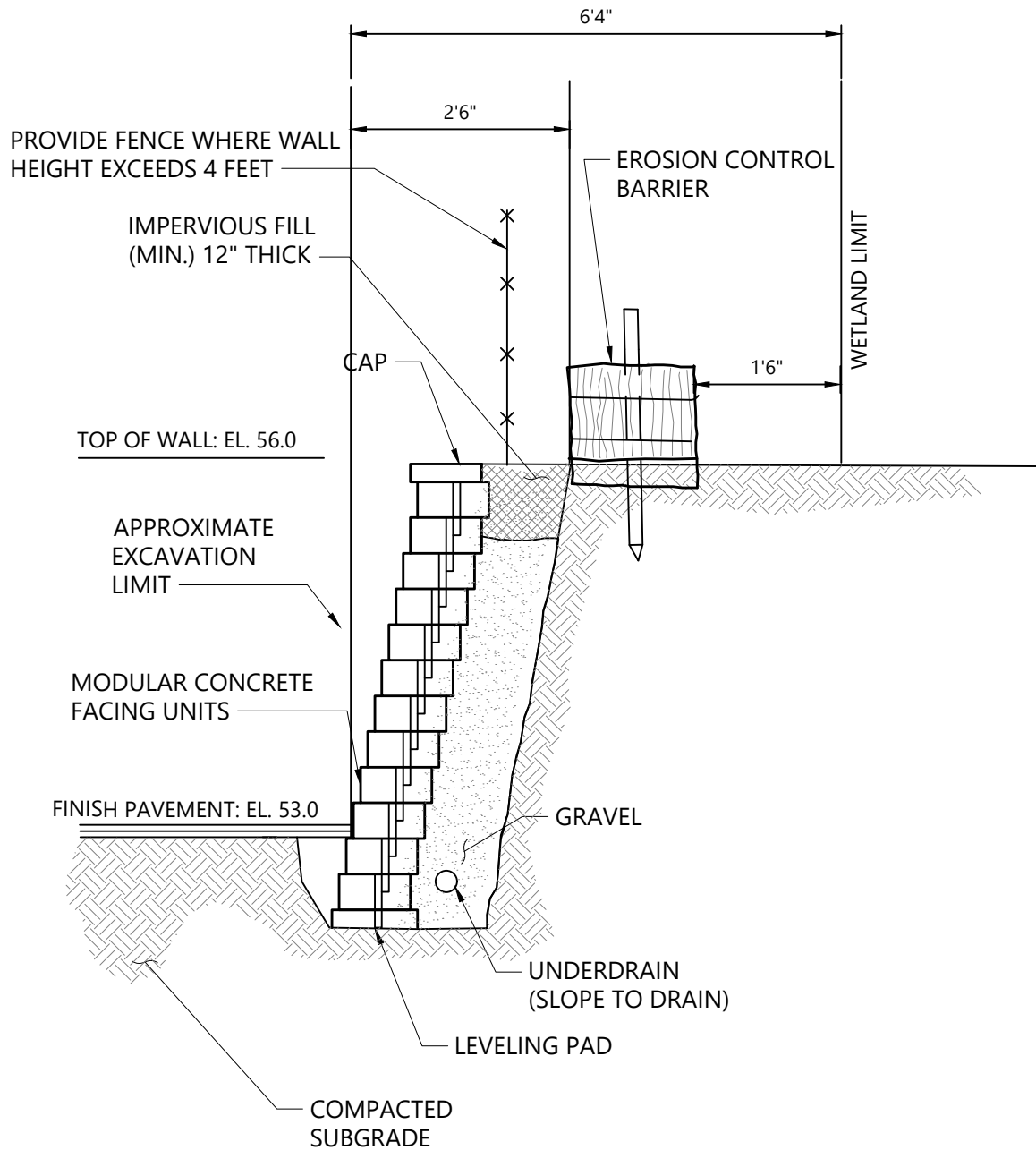


**Mixed-Use Development
Phase II**
29 Windsor Avenue
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NOTES

DETAIL PROVIDED FOR GENERAL INFORMATION ONLY. STAMPED FINAL DESIGN OF MODULAR WALL SYSTEM TO BE PROVIDED BY CONTRACTOR BASED ON GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.