

WINDHAM INLAND WETLANDS & WATERCOURSES COMMISSION

Minutes for Thursday April 9, 2009

I. Call to Order

Members present were Joseph Marsalisi, James McGill, Nancy Tinker, Helmut Traichel, and Joseph Wagner. Also present were Town Planner James Finger and Recorder Kathleen Wright.

Mr. Marsalisi made a motion to have Ms. Tinker serve as temporary chair.

Mr. McGill seconded the motion. The vote was unanimous, in favor.

The meeting was called to order at 7:00 P.M by Temporary Chair Tinker.

II. New Business – DISCUSSION/POSSIBLE ACTION

1. **Loch View LLC 322 Main St. Willimantic** Two applications for jurisdictional ruling on activities in the upland of the Willimantic River involving construction of additional parking lots to complete Windham Mills Development - one behind main mill buildings, and a larger parking lot across the river on former Mill #4 site

Kenneth Hrica, Professional Engineer and Land Surveyor, of 82 West St., Litchfield, spoke on behalf of Loch View LLC. The two-part application is for parking improvements around the Mill Building on Main St. (Parcel 2), and the Mill 4 parcel across river. Both are on the Willimantic River.

1. Parcel 2

There is an open disturbed area behind the main building where Lochview proposes to add spaces. We plan to pave that area to serve tenants. The grades will not be much changed. There are retaining walls. In the front of the building, we propose to change the angles of the parking spaces for better traffic flow. Also we expanded the aisle-way 3-4'.

Planner Finger noted the 5' wide public access strip along the river for which the Town is responsible. Mr. Traichel questioned the narrow turning space for some spaces. Mr. Hrica said that those were existing spaces. Mr. Hrica said the striping will change as needed to create handicapped spaces.

2. Mill 4 Parcel

Planner Finger had given out an aerial photo of the mill before it burned down. Mr. Hrica said the plan includes 506 spaces on the footprint of the old mill. The lot will be expanded in phases, on an as-needed basis. The site has been subject to extensive environmental reviews. Areas are contaminated with oil and ash. There has been no direct investigation below the concrete of the original mill building. The main revision of the plan is to utilize the existing concrete as a sub-base for the lot, rather than to haul out the concrete and open up a contaminated area. Regarding drainage, we have added storm sceptor devices in drainage lines before the detention basins. We have changed the location of the outlet so that there will be no flow over contaminated

areas. We considered infiltration as a water cleansing technique, but the site does not lend itself to that. The water will discharge over land and then into the river. Planner Finger noted that the water will flow over the pedestrian access way. It will be clean but there could be a large volume.

Mr. Hrica said there will be monitoring and maintenance, if necessary, of the detention basins. He listed various erosion control measures during construction and for long-term maintenance. He referred to a submitted standard operating procedure document called Sediment and Erosion Control During Construction, and Long-term Maintenance for Storm-water Quality. This document was emailed to the board and it will be in the hands of the property managers.

Another revision in the plan was made because inadvertently our construction sequence listed that we would be removing all contaminants from site. We specifically now lay this out as a capping. Other than the storm sceptors, the most significant revision was changing the parking lot grades.

Questions from the last meeting:

- Silt fence- On E1 of the map set, very specific criteria are set forth, and they are out of the CT 2002 Erosion Control Manual.
- Sanding of the parking lots - the owner says they will sand only when necessary, when there is a bad icing condition, as needed.
- Oil contamination, how long in place - The environmental report does not say specifically how long. The tank was installed in the 1940's and taken offline in 1983 and removed in 1998, indicating a 40-year range.

There was a discussion of grease, asbestos, and PCBs.

Mr. Hrica noted that the Mill 4 lot was not purchased by Lochview LLC, but only leased from the Windham Development Corporation, because of the environmental issues. This is why there are two separate applications. The parking lot will help to cap the environmental issues.

Motion: Mr. Marsalisi made a motion to approve both applications.

Mr. McGill seconded the motion.

The vote was unanimous, in favor.

III. Old Business– DISCUSSION/POSSIBLE ACTION

1. Windham TSC, LLC - 476 Boston Post Rd., North Windham - review of reports in preparation prior to construction

Planner Finger said the TSC plan was approved last July. At that time Mr. Brogie outlined conditions, among which was baseline water monitoring before construction. Mr. Brogie has reviewed the TSC report and has concerns and asks for some additional testing. His concerns have been forwarded to TSC. Planner Finger recapped the matter. Test Reports were distributed to the board at the last meeting. Planner Finger's concern was that there were supposed to be 2 study points, one before construction for a dry sampling, and the second after a rainfall. Some turbidity was created, so TSC didn't have good clean sampling, and they had only one sample. Planner Finger cautioned TSC that it would be to the advantage of TSC to make a second monitoring sample before they open. There is potential of contamination from a neighboring property.

There was discussion of the drainage of the area. The owner of TSC says they will do another test. If the board has comments on the submitted reports, Planner Finger will forward them to TSC. Mr. Brogie has the best technical expertise to respond.

III. Routine Business – DISCUSSION/POSSIBLE ACTION

1. Approval of Minutes -

Motion: Mr. McGill made a motion to approve the minutes of 2-12-09.

Mr. Wagner seconded the motion.

Planner Finger noted that he made some technical and spelling changes to the minutes.

The vote to approve the minutes with corrections and changes was unanimous, in favor.

2. Miscellaneous -

- An Incomplete Abatement Letter was sent to Mr. Kenneth J. Denning and Ms/ Nina M. Dolishny-Regan of Edens & Avant regarding 1565 & 1589 West Main St., Willimantic. Planner Finger recapped a matter regarding illegal fill of a drainage area near BJ's. Co-applicants had submitted a plan for restoration, which was approved. The work is still incomplete and their engineer had not sent a report. Planner Finger sent the co-applicants a notice of incomplete abatement (11-10-08) specifying questions on the progress of the work. Mr. James W. Dutton of Dutton Associates responded to the letter (4-6-09) with replies to Planner Finger's questions. The board read both letters. Planner Finger said there were field revisions and he described the difficulties of drainage in the area. How the debris was originally dumped is unknown. He described the history of the area, which includes a series of problems. Mr. Marsalisi said he had been to the area recently and it seems to work well.
- Windham Oaks Condominium Complex has had some drainage problems. Their contractor asked for approval to use of an excavator on the land, and Planner Finger said that would be a matter for the IWWC. Ms. Kathy Dubay of the Windham Oaks Homeowners Association submitted a letter saying they want to remove debris but they do not intend to do any digging. Planner Finger said that was okay, as long as there was no digging. He gave some history of the area and showed a plan.

3. Correspondence -

A notice of a Water Commission Training Program was sent out in February. There was no response. Mr. Wagner has an interactive video on the program. There is also an interactive web site.

V. Adjourn

A motion to adjourn was made by Mr. Traichel. Mr. McGill seconded the motion. The vote to adjourn was unanimous, in favor. Chair Tinker adjourned the meeting at 8:10 PM.

Respectfully submitted,
Kathleen Wright, Recording Clerk
April 27, 2009