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## Windham Planning & Zoning Commission

### April 28, 2016 Minutes

The Windham Planning & Zoning Commission met on April 28, 2016 at 7:00 PM - Windham Town Hall, 979 Main St., Willimantic, CT. 06226 in the 2<sup>nd</sup> Floor Conference room.

- I. **Call to Order - seating of alternates:** Chair Paula Stahl called the meeting to order at 7:02 P.M. Commission members present were: Paula Stahl - Chair, Jean Chaine - Vice Chair, Claire Lary, Michael Graf, Edward Pelletier and Alternate Scott Lambeck.
- II. **Approval of Minutes** for March 24, & April 14, 2016 - for March 24, & April 14, 2016 - Commissioner Jean Chaine MOTION to approve March 24, 2016 minutes. Commissioner Pelletier SECONDED the motion, and all voted in favor. Action on the minutes of April 14, 2016 was postponed.
- III. Public Hearing: Steven Edelman - Gilead Enterprises - 96 Back Road & 40-44 Old Brooklyn Turnpike - Special Permit application for Earth Excavation in accordance with Sec. 75

Commission member Jean Chaine recused himself from participating and left the table. Alternate Scott Lambeck was designated as a voting member.

Mr. Edelman referred to revised maps that he had submitted showing the properties at 96 Back Road & 40-44 Old Brooklyn Turnpike for his proposed Earth Excavation. He explained that he would like to remove the various piles of sorted materials shown on the plan for the Old Brooklyn Turnpike site, and additional material that had been pushed against the existing embankment at 96 Back Road. He then explained the background of excavation at the site.

Nutmeg Gravel and Excavating had a contract to excavate gravel from the two sites until they went out of business in about 2008 before finishing the job. Nutmeg restored the east side of 96 Back Road where work occurred, but stockpiled several thousand cubic yards of material on the unexcavated western side of the site. Nutmeg restored the northern part of 40 Old Brooklyn Turnpike but left several thousand cubic yard stockpiles on the southern two-acre portion, which needs a final grading. I have not had luck the last few years in finding somebody to remove the stockpiles and close down the sites, but things now look more promising.

He explained that the current proposal is to finish removing the ten to fifteen thousand cubic yards left, depending on what the market needs. A screener will do most of the work, but a modern, low-noise jaw and/or cone crusher may be needed to crush up the cobbles and boulders. Some additional material may be needed to improve soil quality to grow vegetation.

As for equipment, he said he would like to have 9 trucks at most, but only a few would run at the same time. Truck access to 96 Back Road will come in from his property at 212 Scotland Road - on Route 14 using the existing entrance. He said that there will not be any new entrance from Back Road. Trucks accessing 40 Old Brooklyn Turnpike will use his existing residential driveway at 44 Old Brooklyn Turnpike. Ideally, he said he would like to operate from 7:00 a.m. to 5:00 p.m. Monday to Friday and 7:00 a.m. to 12:00 p.m. Saturday morning. Saturday operations will be low-key.

As for recovery and restoration, he said that 96 Back Road doesn't need restoration as the stockpiled material was simply pushed on top of the existing top soil. So the only area needing top soil is the two acres at 40 Old Brooklyn Turnpike. He said as final grading moves forward, loam will be added behind, and then they would seed and mulch. He said he would like to begin as soon as