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**WINDHAM INLAND WETLANDS &
WATERCOURSES COMMISSION**

MINUTES

Sept. 13, 2007

The Windham Inland Wetlands & Watercourses Commission held its meeting on September 13, 2007 in Town Hall. Chairman Jerry Iazzetta called the meeting to order at 7:00 P.M. Members present were Susan Johnson, Martin Brogie, Jerry Iazzetta and Joseph Marsalisi. Also present were Town Planner James Finger and Town Engineer Joseph Gardner.

1) Public Hearing – Lowe’s Home Center, Inc. – application for off-site improvements to property south of Chronicle Road (aka C.C. Lounsbury) and Recycling Way, Willimantic seeking a Wetland Permit to increase storm water runoff into an improved drainage pipe system to the Willimantic River.

Planner Finger’s staff report dated September 7, 2007 explained this is a modification to the plan that was approved last Spring, and involves more detailed information to off site improvements to the property south of 161 Chronicle Road, Willimantic (aka C.C.Lounsbury). They are seeking a Wetlands Permit to increase storm water runoff into an improved drainage pipe system to the Willimantic River.

Attorney Michael Camilleri, speaking on behalf of the Lowe’s application said details of the on-site improvements are not yet complete. He said Lowe’s first needs approval from the Wetlands Commission and then the Zoning Commission. If Wetlands and Zoning approve the application, Lowe’s would also have to go before the Zoning Board of Appeals because it wants to build a bigger building than what the regulations allow.

Robert Pryor, Project Manager for Langan Engineering & Environmental Services, submitted revised drawings. He said the revisions are based on the Commission’s comments made at the last meeting, as well as information received from the site walk. He then went on to review the plan. Sheet 31.02 is the overall site plan. Sheet 31.03 shows topographical information, piping and the additional information asked for at the last meeting. It also includes planting information and identifies species and ground cover plantings. All invasive plantings will be removed, he added. Commissioner Martin Brogie asked who will identify the invasive species. Mr. Pryor said Mike Klein will be on site to direct plantings and the removal of the invasive species. Mr. Pryor then went on to detail the storm-water runoff plans. He said from a storm-water standpoint, it’s certainly going to be an enhancement to have Lowe’s on the site because plans include improving the drainage system on the site and also improving culverts.

Audience comments: 1) Meg Reich, Vice President of the Willimantic River Alliance read a letter into the record. While the WRA Board of Directors has not taken any position in favor or against this project, they are pleased to see development in Willimantic that cleans up old industrial properties and utilizes the town's existing infrastructure. However, they are also concerned with the potential effects that any project might have on the Willimantic River or its tributaries. The WRA asks that the commission take a close look at the erosion and sedimentation plans as well as the storm-water management plans for this project. In addition, they are requesting that such plans utilize the best current management practices and technology in order to minimize the impact on the water quality of the Willimantic River. 2) Joan Hill, Chairman of the Columbia Conservation Commission, said she was concerned about activity in the 100-year flood plain. Alterations done in a flood plain affect the entire flood plain and surrounding areas, she said. A representative from the Lowe's team said a full flood study was conducted, and it was determined that the proposed activity would have a zero impact on the Willimantic River.

A discussion ensued. Commissioner Brogie said he would like to see hay bales backing the silt fence. He asked if there are any provisions for flooding during construction. Mr. Pryor said they could have pump facilities on site, and could also add a provision for pumping. Town Engineer Joseph Gardner said a \$100,000 cash bond would be required. Planner Finger said all off-site work should be completed before any on-site work is started. Mr. Pryor said a pre-construction meeting will be held in the near future. Commissioner Susan Johnson expressed her concerns with erosion control. Mr. Pryor said all soil and erosion measures will have to be in place prior to construction. He added that Lowe's is committed to doing this project without encountering any problems. Town Engineer Joe Gardner suggested completing the drainage plan as soon as possible. Chairman Iazzetta suggested the following: 1) He would like to see a construction sequence plan, 2) A note (specific) added regarding the fill area, 3) Maintain the pipe under the railroad tracks and have a Soils Scientist on site when doing that work.

The public hearing will be continued on October 11, 2007.

2) Common Ground – application for wetlands permit for activity in the wetland, and nearby intermittent watercourse for proposed supportive housing project for property located at 87 & 87R Roanoak Avenue.

Commissioner Martin Brogie recused himself from this application due to a possible conflict of interest (he has delineated wetlands for Common Ground).

Planner Finger said this is an application for a wetlands permit for activity along a paper street, which is partly classified wetlands, and near an intermittent watercourse. The specific activities are to bring in underground utilities to service

a proposed supportive housing project for property located at 87 & 87R Roanoak Avenue, and to discharge storm-water after treatment in a detention basin, and/or through rip rapped splash pads for roof leaders.

Attorney Kerri Olson speaking for Common Ground said we have submitted an application for a wetlands permit for activity near intermittent water-courses for the proposed housing project. She said the plan has been updated because the previous plan was incorrect; some flags that delineated wetlands were either moved or removed.

A discussion ensued. Evan Cowles, Landscape Architect of Ferrero Hixson Associates, said wetlands cover 2/3 of the site, but a lot of activity will be out of the wetland & upland review area. Paul Magdan spoke to storm water quality.

Town Engineer Joe Gardner recommended that they submit drainage calculations pre and post construction. Chairman Iazzetta said he is always concerned about oil from cars and salt in the winter.

Attorney Olson agreed to have a parking area unpaved. Soils Scientist George Wilson concluded the presentation by saying the proposed activity will not have a significant impact on the wetlands.

Chairman Iazzetta asked the applicant to provide information on the following: 1) Drainage calculations pre and post construction, 2) Specifications on the plantings, 3) Details for the detention area, 4) Storm water quality basins.

Susan Johnson made a motion to accept the final site development plan and Joe Marsalisi seconded the motion. Voting in favor of the motion were Susan Johnson, Joseph Marsalisi and Jerry Iazzetta. Martin Brogie did not participate as he removed himself from the discussion. So voted.

3) Old Business

Planner Finger reviewed applications he has reviewed as Inland Wetlands Agent.

a) Heather Meehan – revision to Wetland Permit for 223 & 229 Southridge Drive, Willimantic. Planner Finger explained that permits for the two lots were issued to two different parties a few years ago. Now, the new owner would like to simply the activities and re-direct the footing drains for the two new homes to the wetlands in the rear, which would then drain into a pipe leading to a catch basin in the street.

Ms. Meehan explained that she is only interested in modifying 229 at this time, and instead of cutting into the street to empty the footing drains into the catch basin, she is proposing allowing the water to flow across the neighbor's lot. She was advised that she would still need an easement to drain onto the neighboring

lot. Town Engineer Gardner said there was no need for an easement and the Commission concurred. After some discussion, the Commission authorized the Wetland Agent to approve the application.

Susan Johnson made a motion to amend the agenda to consider the application of New England Retail and Martin Brogie seconded the motion. So voted.

b) New England Retail Properties, Inc. – David Mieczynski referred to his letter of September 12, 2007. He said they are interested in proceeding with a retail development at 476 Boston Post Road, North Windham. The site is a level four acre property with frontage on Route 6. In order to proceed with our site investigation we will need to brush hog the property. Although we will be within the upland review area we will not be disturbing the soil or the property beyond cutting the brush, he said. Martin Brogie asked what type of equipment they will use to brush hog the site. After a brief discussion, Chairman Iazzetta directed Mr. Mieczynski to go ahead with the work using the equipment outlined, but if more work needs to be done, he must come back before the commission.

c) Debra Fowler, 254 Beaver Hill Road, North Windham – agricultural exemption for improvements to existing roadway outside of wetlands and upland area. Activity is outside of the regulated area.

d) Leslie A. Keith, 420 North Windham Road, Windham – septic system replacement in upland was issued a permit, and is completed.

e) Dan Ouimette Builders for property at 286 and 320 South Street, Willimantic – reconfiguration of lots with wetlands on property – no effect.

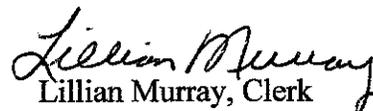
f) Nancy Worthington, 76, 82, 90 & 92 South Windham Road, South Windham – splitting existing property – no wetlands – no effect.

g) Request for release of E&S bond regarding the Zoldak Drive Subdivision. The commission reviewed letter from Town Engineer Joseph Gardner directing a refund of the \$10,000. cash bond.

h) Notification by Sam Shifrin that he has submitted an application to the Mansfield Wetlands Commission for a project that is within 500 feet of the property line between the towns of Windham and Mansfield. He is planning to construct a gravel parking area near the Kirby Mill, 114 Mansfield Hollow Road, Mansfield Center, CT.

Meeting adjourned at 10:10 P.M.

Respectfully submitted,


Lillian Murray, Clerk