

REGULAR MEETING MINUTES
WINDSOR INLAND WETLANDS & WATERCOURSES COMMISSION
TUESDAY MARCH 4TH, 2025 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, Commissioners B. Stearns, N. Osowiecki, and C. Elkins.

Also present was Wetland Agent, Chloe Thompson.

2. PUBLIC COMMUNICATIONS (3-minute limit on items other than Public Hearings) – None; communications closed at 7:01pm.

3. BUSINESS MEETING

a. MINUTES:

Commissioner Elkins made a **motion to approve the minutes for February 4th, 2025**. Commissioner Towers seconded the motion. **Vote 5-0-0**

***COMMISSIONER STEARNS WAS SEATED AT 7:02PM**

b. NEW BUSINESS

- i. Application 25-225: 176 Addison Road, 175 Addison Road Property Owner, LLC. – Flex Warehouse Facility

David Ziaks, P.E. from F.A. Hesketh addressed the commission as the representative and explained the details of the application.

Commissioner Stearns asked if the NDDB listed mussels or fish were found within the pond on the property. D. Ziaks stated that they will have to conduct another study when they obtain a permit from DEEP for stormwater to determine this, but believes they were reported present along Mill Brook. D. Ziaks added that he doesn't believe there are fish in the pond, but expects to find the protected turtles on site.

Vice Chairman Elder recommended adding temporary sediment and erosion control around the outlet structure that is going to be improved on the south side of the pond, depending on the degree of improvements to be made. D. Ziaks stated that they can add this to the plans, and added they are going to add a steel plate to the outlet to modify the hydraulics, and they are adding riprap as a minor enhancement to reach their design standards.

Vice Chairman Elder noted that there aren't any designated areas for stockpiling on the plans, and asked if this could be added. D. Ziaks stated that he will add stockpile locations to the plans.

Commissioner Towers asked D. Ziaks to explain the degree of work needed to replace or enhance the parking lot adjacent to the pond, i.e. will all of the asphalt be excavated? D. Ziaks stated that the asphalt coatings will be milled and used to repave.

Chairman Fraysier asked W.A. Thompson if she had any comments. W.A. Thompson stated there are four protected species returned from the NDDDB, and asked if there are proposed protections during construction, i.e. turtle exclusionary fencing, contractor training, daily sweeps, etc. D. Ziaks stated that there will be fencing, and they typically will sweep for turtles; more guidance on actions will come from DEEP's requirements. D. Ziaks stated that this has become standard practice in Windsor specifically as most sites will have box turtles present. W.A. Thompson noted that once deconstruction of the parking lot begins more sandy soils will be exposed, possibly increasing the likelihood of turtles in these areas as well. W.A. Thompson reminded the IWWC that, although the last commercial building proposal presented to the commission differed in configuration and circumstances from the current application, it had designated an area on-site as a box turtle habitat.

W.A. Thompson asked why the discharge volume of stormwater was increasing by almost 50%, even though the peak discharge rates are actually being significantly reduced, and added that the drainage area maps mentioned in the stormwater report were missing from the submission package. D. Ziaks stated that he believes this is more of an anomaly of the calculations conducted more so than accuracy; there will be a lot of infiltration especially from the roof leaders. D. Ziaks added that he doesn't actually believe the net volume of discharge will vary significantly from the existing conditions, and may actually be less post construction.

W.A. Thompson asked if there were any issues or evidence of erosion noted at the outlet structure for the pond, especially if the volume of discharge is currently calculated to be significantly greater. It appears to be discharging at the top of a slope, but the plans are unclear and have a wide range of contour intervals, of which are five feet in this location. D. Ziaks stated that they did not collect topography data in this location, but the slope is not actually very pronounced, and erosion was not observed.

W.A. Thompson noted that there is a lot of clearing to take place on the property and asked if the existing tree line was drawn on the plans. D. Ziaks stated that it is on the plans, but the line may be very faint. W.A. Thompson asked how much of the clearing would occur in the upland review area. D. Ziaks said there will be no clearing of trees in the upland review, other than parking lot landscaping. The majority of clearing will occur on the northern portion of the site.

W.A. Thompson asked if they had tested any of the material on site that will be reused, or if they had any concerns for contamination. Brad Wayman, xxx, stated that the site was tested for contaminants and all results were negative.

W.A. Thompson asked if they were planning on improving the catch basins or other drainage infrastructure on the property with hydrodynamic separators to control for contaminants in the parking areas. D. Ziaks stated that every basin receiving water from parking areas will have a trapped hood installed with a four foot sump.

Chairman Fraysier asked if D. Ziaks could include the lighting plan in their submission to ensure it does not encroach into the wetland areas. D. Ziaks said he could include this, and the foot candles should be zero in this area. W.A. Thompson asked if the soil scientist observed any vernal pools along this side of the property. D. Ziaks stated that per the report, there was no mention of vernal pools. W.A. Thompson noted that unless it was near the edge, it may have simply gone undocumented. An analysis of LiDAR data revealed potential depressions near Mill Brook in the site's southern portion. D. Ziaks stated that he will reach out to the soil scientist.

Chairman Fraysier asked for clarification of a note on sheet MA-1 regarding parking areas 'reserved for 175 Addison Road, to determine whether or not there was a potential for additional parking to be constructed. D. Ziaks stated that this was in reference to a parking lot that will satisfy requirements for the building across the street.

Chairman Fraysier asked if all of the species on the planting plan were native. D. Ziaks stated that they are all native.

Chairman Fraysier asked if there is any drainage originating from this site, discharging to systems across the street. D. Ziaks stated that there are currently catch basins in the parking adjacent to the street that cross under Addison Road and flow into a drainage ditch that eventually crosses back to this site and bypasses the man-made pond therefore discharges completely untreated. D. Ziaks explained that he has remedied this by building an entirely new drainage system that will pass through infiltrators and discharge into the pond.

Chairman Fraysier recalled comments from earlier in the meeting about the wide range of contour intervals and the fact that some areas were not field surveyed, and asked if there was concern with the accuracy of the contours adjacent to the wetlands. D. Ziaks stated that the detailed survey was conducted around the parking areas and drainage infrastructure, while the remainder of the topography for the site was determined through the use of LiDAR data which should have an accuracy of six to 12 inches.

Chairman Fraysier asked what the proposed grade was adjacent to the wetlands. D. Ziaks stated that the greatest slope was 3:1, which will be hydro-seeded with a 'Conservation Mix', which will not be mowed.

Chairman Fraysier asked if there was any potential to reduce the area of trees to be removed. D. Ziaks said there isn't a lot of opportunity to reduce this, but suggested there could be trees planted along the slope to be graded to the east of the site. D. Ziaks added that they are adding a lot of trees to the parking lot islands as well.

Chairman Fraysier asked if there was any concern with the significant reduction of the peak flow rates, in terms of the potential to deprive wetlands and/or watercourses down stream of water. D. Ziaks stated that the wetlands should be getting the same volume of water, but reducing the peak flow rates is actually beneficial, and the soil scientist specifically notes in the report that he does not foresee this proposal having any long term impacts to wetlands or watercourses.

Chairman Fraysier noted that the wetland report states the delineation was conducted according to Connecticut General Statutes, and asked if the federal definitions were taken into consideration as well. D. Ziaks stated that they were not. Chairman Fraysier asked why this was not accounted for. D. Ziaks stated that he would ask the wetland scientist, and suggested that they might have yielded the same results on this property as most of the wetlands are in wooded areas with similar vegetation.

Commissioner Osowiecki inquired about any landscaping plans for the area where the parking lot will be removed. D. Ziaks stated that this area will be regraded and seeded with a conservation mix, which is shown on the landscaping detail sheets. Commissioner Osowiecki asked if there are any protections in place to require the maintenance or adherence to the landscaping plans long-term. W.A. Thompson stated that this is regulated by the Planning and Zoning Commission, and if there is an issue with the landscaping on site, the Zoning Enforcement Officer will issue enforcement orders. D. Ziaks added that it's more typical for the IWWC to have landscape maintenance requirements when there is some type of wetland enhancement or restoration project.

D. Ziaks reviewed the items to address in preparation for the next meeting with the IWWC.

Commissioner Elkins made a **motion to approve application 25-225: 176 Addison Road, 175 Addison Road Property Owner, LLC. – Flex Warehouse Facility**. Commissioner Towers seconded the motion. **Vote 6-0-0**

4. AUTHORIZED AGENT ACTIONS

- a. W.A. Thompson summarized the following approvals:
 - i. AA25-223: 210 Pershing St – Town of Bloomfield Drainage Easement Improvements
 - ii. AA25-224: 1985 Blue Hills Ave Ext – Soil Remediation
 - iii. AA25-226: 1701 Poquonock Ave – Tennis Court Renovation (Welch Park)

5. AGENT REPORTS

6. PETITIONS FROM COMMISSIONERS

- a. Commissioner Towers asked if there had been any erosion issues at the Pickleball Facility on Day Hill Road given all of the storm activity lately. W.A. Thompson stated that the Engineering Department's Construction Inspector conducts weekly site visits with their contractors and no erosion issues have been reported.

7. ADJOURNMENT

Commissioner Elkins made a motion to adjourn at 7:56 p.m. Commissioner Stearns seconded the motion. Vote 6-0-0

I certify that these minutes were approved on

Marlene Towers, Secretary
Inland Wetlands and Watercourses Commission