

WINDSOR LOCKS INLAND WETLANDS WATER COURSES COMMISSION
Wednesday, December 7, 2016, 7:00 PM

COMMISSION MEMBERS PRESENT: Robert Crochetiere, Chairman; Maryjane Perrier, Vice Chair, Nicholas Giaccone, James Guthrie, Richard Pease, Lacinda Van Gieson.

ALSO PRESENT: Dan Malo, Wetlands Agent; Wes Wentworth, Soil Engineer, Wentworth Civil Engineers LLC

Call to Order and Approval of October Minutes: Mr. Crochetiere called the meeting to order at 7:04 PM and asked for a motion to accept the minutes of the October 5th, 2016 meeting, advising any member who was not present at that meeting to abstain from voting. A quorum was not present for the November meeting, and no minutes were kept. Ms. Perrier made a motion to approve the October 5th 2016 Minutes, seconded by Mr. Guthrie. Motion Carried.

Old Business:

Permit Modification - Industrial Bay Garage - 4 Lawnacre Road: Per the consultation of North Central Conservation District and the Town Attorney, the Commission discussed the modification of an approved 2011 permit. Mr. Crochetiere quoted three potential items of concern: A) Notice to the Building Official regarding the unknown nature of the fill on site. B) Leaving the area behind the proposed retaining wall in a natural state. C) Submission of a 'Wetlands Enhancement Report' as conditions of the Modification Approval. Mr. Wentworth proposed options to the commission which will be required in the report format before the application of building permits. Mr. Crochetiere asked for a motion. Ms. Perrier made a motion to Modify the existing Wetlands Permit from March 9, 2011, with the inclusion of the 'Wetlands Enhancement Report' as an addition condition to the 2011 permit. The motion was seconded by Mr. Guthrie. Motion carried with one opposition.

New Business: No new applications were received.

Public Input: No members of the public were present.

Bills and Correspondence:

Journal Inquirer Bill: The Commission received a third notice to pay a newspaper classified bill from the Journal Inquirer. Ms. Perrier made a motion to pay the Bill, seconded by Mr. Giaccone. Motion carried.

Updated Soil Scientist Registry: The Land Use Office received an updated Registry for State Licensed Soil Scientists.

Connecticut Airport Authority: Hoyle, Tanner, and Associates has provided notice about FAA Mandated Runway Improvements, which will affect wetlands and forested uplands at the airport, outside of the Commission's jurisdiction. An application to conduct the activity has been filed with the State Department of Energy & Environmental Protection.

Other Staff or Member Concerns:

Erosion and Sediment Control Inspections: Woodridge Condominiums is seeking release of their E & S bond. Town Engineer Dana Steele inspected the site and recommended a bond reduction as some of the E&S and seeding need to be reworked. 523 Halfway House Road was inspected recently by Mr. Malo. No pooling or washouts were observed during a heavy rain event. They are also seeking a bond release. Their request has been forwarded to the Town Engineer.

Chapman Chase tree removal: The Land Use Office has met with members of the Chapman Chase Condo Association and Chapman Chase Residents many times this year to determine the responsible party for the removal of dangerous trees along the adjacent Wetlands area in Phase 2 of the Development. The Association believed the trees to be within the conservation easement, and thus Town Responsibility. The Residents have been told by the Town that the trees are not in the conservation easement area, after consultation with the Town Attorney and review of the site plans. The trees in question are on Condo Association land and are their responsibility. The Association will hire an arborist and submit an application.

Wetlands Regulations – Text Amendments: The Commission discussed Amendments to the Wetlands Regulations:

A) Updated formatting and typeface; B) New definitions for 'Minor Structures', 'Regulated Area', and 'Tree Removal'; C) Updated procedural review process for 'Minor Structures' and 'Tree Removal'; D) Amended application policy whereby applicants submit materials to the Land Use Office, instead of sending mail to the commissioners. The next step for the Amendments is to finalize a draft; schedule a Public Hearing for the following month's meeting; notice that Public Hearing in classifieds; make the proposed text available online for public review prior to the Hearing; vote upon the proposed text at the close of the hearing; and finally: formally announce the outcome of the vote in classifieds.

Adjournment: Ms. Perrier made a motion to adjourn the meeting at 8:30 PM, seconded by Mr. Giaccone. Motion carried.

Submitted 12/13/16; Pauline Taylor