



**TOWN OF WINCHESTER
INLAND WETLANDS & WATERCOURSES COMMISSION
Held Remotely (Via Zoom)**

and was streamed live on YouTube:

<https://www.youtube.com/channel/UCT1ffiBjMTBQM5OEXSgKlqg/videos>

April 15, 2020 – 7:00PM

Regular Meeting Minutes

1. CALL TO ORDER:

Chairman Ric Nalette called the meeting to order at 7:00PM.

2. ROLL CALL:

Roll call was completed by Mr. Nalette. Present at the meeting in addition to Mr. Nalette were: Russ Davenport, Christine Hunter, Chris Kiely, Andrea Krawiecki, Steve Molinelli, Jackie Mulvey, and Kurt Timmeney as well as staff member Pam Colombie.

3. APPROVAL OF MINUTES – February 19, 2020 and March 4, 2020:

MOTION: Mr. Nalette, Mr. Kiely second, to approve the February 19, 2020 Regular Meeting Minutes; Motion passed with Mr. Nalette, Mr. Kiely, Mr. Davenport, Ms. Mulvey, Mr. Timmeney, Ms. Hunter, and Ms. Krawiecki voting aye while Mr. Molinelli abstained.

MOTION: Mr. Nalette, Ms. Hunter second, to approve the March 4, 2020 Special Meeting Minutes; Motion passed with Mr. Nalette, Mr. Kiely, Mr. Davenport, Mr. Timmeney, Ms. Hunter, and Ms. Krawiecki voting aye while Mr. Molinelli and Ms. Mulvey abstained

4. AGENDA REVIEW:

No changes were made to the agenda.

5. PUBLIC HEARINGS:

A. IWWC#19-45 Applicant: Matthew Closson Owner: Ken Albino Location: 376 East Wakefield Boulevard Proposal: Install Footings Under House, Install Sonotubes for Proposed Deck, Install New Pervious Paver Patio, Removal of Impervious Areas, Install Stone Walls.

MOTION: Mr. Nalette, Ms. Hunter second, to open the public hearing; unanimously approved.

Matthew Closson accompanied by his clients Ken Albino and Maria Mele and Professional Engineer Rob Colabella, Principal of Laurel Engineering, appeared before the Commission regarding this application. Mr. Closson explained that a series of retaining walls were being proposed along with patios and the necessary sonotubes for construction of a deck. He noted that improvements to drainage are also part of the proposal. He reminded the Commission that several months ago, the application was filed with this group. Mr. Closson reported that after this commission expressed concerns, an engineer was retained to improve the drainage at this location. He noted that the project would address erosion issues on the north side of the property. He indicated that rain gardens have been added to the project scope in addition to 750 square feet of vegetation buffers. Mr. Closson opined that by terracing the property, the improvements should function to slow the runoff of water across the lawn to the lake. He noted that the impervious surface will decrease as a result of the improvements.

Mr. Albino explained that he grew up in the area and had recently purchased this property. He reported having met with the neighbors of this property and attempted to address their concerns as the proposal has evolved. Mr. Colabella described how the catch basin off the corner of the garage will function to address the erosion on that side of the parcel. He noted that it has been sized appropriately to pick up the water in that area. Mr. Colabella reviewed the watershed from the Land Trust property. Drainage pipes will be added that will also have the roof leaders tied into them. The discharge pad has been scaled appropriately, according to Mr. Colabella. He noted that the water will be treated before it hits the lake.

Mr. Colabella described the pervious pavers that will replace the existing impervious area. He described how the water will be filtered.

Addressing concerns shared by a neighbor in an email regarding the project, Mr. Colabella noted that no contractor shall store any materials on anyone else's property. He noted that he calculated the necessary earth work as 48 cubic yards and confirmed that amount could be stored on the property, especially in light of the fact that the contractor would not likely be bringing in all material at once.

Mr. Colabella reviewed the type of fertilizer that would be used, noting that what will be used is what is recommended by the Department of Energy and Environmental Protection. He explained that what will be used is only for the initial growth, for the turf establishment. Addressing the paver installation, Mr. Colabella indicated that with this project, there would be no resulting consequences to the vegetation in the area.

Mr. Colabella reported that the proposed improvements will decrease the amount of stormwater runoff, will provide filtration strips that had never been included before, and serve to solve an erosion problem from the watershed across the street, functioning to get the water absorbed into the ground rather than running into the lake.

The hearing was open to the public.

Claire Stevens, owner of 374 East Wakefield Boulevard, questioned the eight inches of material required as part of the patio installation. Mr. Colabella explained that what was currently there has to be removed in order to allow permeability of the system. The topsoil that will be removed will be stockpiled and used in other locations, according to Mr. Colabella. Ms. Stevens questioned the location of the temporary stockpiling of the earth that is excavated in creating the patios. Mr. Colabella showed the location of where the temporary stockpiling would be, on the easterly side of the parcel, between the home and the driveway. He noted that the area for the patios would be prepped prior to bringing in the new materials. Mr. Colabella noted that the parcel has enough space to make sure that there are no encroachments. Mr. Closson explained that the material that is going to be removed will be brought off site so that no stockpiling will be necessary. The $\frac{3}{4}$ " base that is required as part of the design and necessary to be brought in will be installed on the same day that it is delivered, according to Mr. Closson.

Jennifer Perga, owner of 378 East Wakefield Boulevard, was present and indicated that she had no questions or comments.

Staff questioned whether the engineer could provide a maintenance plan for the permeability of the pervious paver system.

Ms. Mulvey questioned the plantings that will be included for the slopes. Mr. Colabella referred to the arborvitae that have been included for the boundaries of both properties on either side of the subject parcel. Ms. Mulvey questioned what percentage of the lot would be covered with vegetation. Mr. Closson noted that the surveyor calculated the driveway and parking area to be 17.6% of impervious surface area for this property. Mr. Colabella noted that new vegetation will be 7.4%.

The planting plan was questioned. Mr. Colabella noted that what will be used will comply with the Connecticut Stormwater Quality Manual. Mr. Nalette noted that the specific plants should be in the final design.

Mr. Molinelli questioned the sonotubes as part of the project. Mr. Closson noted that the project includes nine sonotubes. Mr. Molinelli questioned whether the house needed to be jacked or raised up to complete the renovations. Mr. Closson indicated that it would not.

MOTION: Mr. Molinelli, Mr. Kiely second, to close the public hearing; unanimously approved.

The hearing was closed to the public.

B. IWWC#19-48 Applicant: Dave Stricker Owner: Camp Wah-nee in the Berkshires, Inc. Location: 132 Wahnee Road Proposal: Demolish Existing Cottage; Construct New 3779 Square Foot Dwelling; and 38'x38 Addition to Fitness Center; and Replace Boy's Bunk #11.

MOTION: Mr. Nalette, Ms. Mulvey second, to open the public hearing; unanimously approved.

Neither the applicant nor a representative was present.

The hearing was open to the public.

Richard Alling of 133 Wahnee Road shared his concerns with the runoff from the rainfall that flows from the subject property onto his property. He talked about substantial rainstorms and shared that he has concerns with runoff into Park Pond. He again shared his concerns with the septic systems on the camp property.

Mr. Nalette questioned whether Mr. Alling received a copy of the third-party review from Northwest Conservation District. He indicated that he had not. Staff confirmed she would forward it.

Mr. Nalette noted that the third-party review indicated no concerns with the surrounding wetlands but did not address specifically the subject questions that were sent. He noted that there were questions regarding the septic systems. Mr. Molinelli requested that any additional or supplemental materials that are submitted be presented in advance of the regular meeting so that there is time to review.

MOTION: Mr. Nalette, Mr. Timmeney second, to continue the public hearing to the May 20, 2020 regular meeting pending the DEEP review of the septic systems; unanimously approved.

The hearing was closed to the public.

6. OLD BUSINESS:

A. IWWC#19-45 Applicant: Matthew Closson Owner: Ken Albino Location: 376 East Wakefield Boulevard Proposal: Install Footings Under House, Install Sonotubes for Proposed Deck, Install New Pervious Paver Patio, Removal of Impervious Areas, Install Stone Walls.

MOTION: Mr. Nalette, Mr. Kiely second, to approve Application IWWC#19-45 Applicant: Matthew Closson Owner: Ken Albino Location: 376 East Wakefield Boulevard Proposal: Install Footings Under House, Install Sonotubes for Proposed Deck, Install New Pervious Paver Patio, Removal of Impervious Areas, Install Stone Walls subject to the following standard conditions and additional conditions:

1. The permittee shall notify the Inland Wetlands Enforcement Officer immediately upon the commencement of work and upon its completion.
2. If the authorized activity is not completed within five years from the issuance date of April 15, 2020 said activity shall cease and, if not previously revoked or specifically renewed or extended, this permit shall be null and void. Any request to renew or extend the expiration date of a permit should be filed in accordance with the

Inland Wetlands Regulations of the Town of Winchester. Expired permits may not be renewed and the Inland Wetlands Commission may require a new application for regulated activities.

3. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. A copy of the permit and plans shall be on site at all times. Any structures, excavation, fill, obstructions, encroachments, or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension or revocation.
4. This authorization is not transferable without the written consent of the Inland Wetlands Commission.
5. In evaluating this application, the Inland Wetlands Commission has relied on information provided by the applicant. If such information is subsequently proved to be false, incomplete, or misleading, this permit may be modified, suspended, or revoked and the permittee may be subject to any other remedies or penalties provided by law.
6. The permittee shall employ the best management practices, consistent with the terms and conditions of this permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. Permittee will provide a copy of approved plans to contractor which shall stay on site and be available for review or inspection during the duration of work. For information and technical assistance, contact the Wetlands Enforcement Officer. The permittee shall immediately inform the Commission of any problems involving the wetlands or watercourses that have developed in the course of, or that are caused by, the authorized work.
7. No equipment or material including without limitation, fill construction materials, or debris, shall be deposited, placed or stored in any wetland or watercourse on or off site unless specifically authorized by this permit.
8. This permit is subject to and does not derogate any rights or powers of the Town of Winchester, conveys no property rights or exclusive privileges, and is subject to all public and private rights to all applicable federal, state and local laws. In conducting and maintaining any activities authorized herein, the permittee may not cause pollution, impairment, or destruction of the inland wetlands and watercourses of Winchester.
9. If the activity authorized by the inland wetlands permit also involves activity or a project that requires zoning of subdivision approval, special permit, variance, or special exception, no work pursuant to the wetlands permit may begin until such approval is obtained.
10. The permittee shall maintain sediment and erosion controls at the site in such operable conditions as to prevent the pollution of wetlands and watercourses. Said controls are to be inspected by the permittee for deficiencies at least once per week and immediately after rains. The permittee shall correct any such deficiencies within 24 hours of said deficiency being found. The permittee shall maintain such control measures until all areas of disturbed soils at the site are stabilized.
11. The permittee, contractor and/or owner shall conduct all operations at the site in full compliance with this permit, to the extent provided by law, may be held liable for any violations of the terms and conditions of this permit and are responsible for any violation they may have created.
12. Wetland flagging to stay in place during the construction process. Missing flags to be replaced upon the Wetland Agent's request if required for inspection or enforcement.
13. Cash erosion and sedimentation bond totaling \$2500 to be submitted to the Inland Wetlands Office prior to the commencement of work.
14. A maintenance plan for pervious pavers to be included in final plans.
15. Any temporary stockpiling location to be included in the final plans, including E&S controls if necessary. The E&S controls may be determined by the wetlands agent.
16. A planting list to be included prominently in the final plans;

unanimously approved

B. IWWC#19-48 Applicant: Dave Stricker Owner: Camp Wah-nee in the Berkshires, Inc. Location: 132 Wahnee Road Proposal: Demolish Existing Cottage; Construct New 3779 Square Foot Dwelling; and 38'x38 Addition to Fitness Center; and Replace Boy's Bunk #11.

MOTION: Mr. Nalette, Ms. Hunter second, to table Application IWWC#19-48 pending the conclusion of the public hearing; unanimously approved.

C. IWWC#20-01 Applicant: Keith Bishop Owner: Keith Bishop and Denise Bishop Location: 312 East Wakefield Boulevard Proposal: Addition of Boat Lift and Floating Dock.

Mr. Bishop appeared before the Commission regarding this application. He explained that he wants to install a removeable floating dock to his property. He noted that it will be a wooden floating dock with an access ramp, floating on 55-gallon barrels. Pursuant to the request at the last meeting, Mr. Bishop noted that he had provided a location survey of his property relative to his neighbors.

MOTION: Mr. Nalette, Ms. Mulvey second, to approve Application IWWC#20-01 Applicant: Keith Bishop Owner: Keith Bishop and Denise Bishop Location: 312 East Wakefield Boulevard Proposal: Addition of Boat Lift and Floating Dock, based on oral and written testimony and subject to the twelve standard Inland Wetlands and Watercourses Commission conditions; unanimously approved.

D. IWWC#20-02 Applicant: Blaine Athorn Owner: Maximum Group, LLC Location: Woodland Avenue Proposal: Clear, Stump, and Grade Property. (APPLICATION BEING CONTINUED TO MAY 20, 2020)

MOTION: Mr. Nalette, Mr. Davenport second, to continue Application IWWC#20-02 to the next regular meeting scheduled for May 20, 2020; unanimously approved.

7. NEW BUSINESS:

A. IWWC#20-03 Applicant/Owner: Gregg and Annie Simard Location: 404 East Wakefield Boulevard Proposal: Dock, Boat lift, and Jet ski lift, Deck, Tree Stump Grinding, and Landscaping.

Mr. and Mrs. Simard appeared before the Commission regarding this application. Mr. Simard noted that they had recently purchased the property and that they were requesting to add a dock. He explained that the property is in the narrows and therefore as a result of the wave action, they were also requesting a boat lift, too. Mr. Simard indicated that he had trees cut at the property and was therefore seeking to have the stumps ground and removed. He noted that where the stumps are removed, he will be adding soil to fill the voids. He noted that the stumps will either be hauled off site or used for mulch for flower beds.

Ms. Krawiecki questioned how a determination will be made whether to haul the stumps off or use for mulch. Mr. Simard noted that he will likely haul them away. Mr. Nalette questioned whether the trees had already been cut. Mr. Simard noted that he had, explaining that many ash trees were dead so he had little choice whether or not to remove them.

The site plan was reviewed to verify that the water features met the littoral boundaries. It was noted that it appeared that the property owners have 120' of lake front.

Mr. Molinelli questioned whether the applicants were proposing a concrete pier for their dock. He questioned whether there was any excavation necessary for the dock. Mr. Simard explained that the dock will be removeable but will sit on aluminum legs.

Mr. Nalette questioned the apparent 'L' shape of the dock at its end. The dimensions of the dock were reviewed. Mr. Simard noted that he was okay with not having the 'L' shape.

Mr. Davenport questioned whether the sonotubes for the proposed deck would be hand dug or completed with the aid of a machine. Mr. Simard confirmed that they would be hand dug. Mr. Davenport questioned whether a silt fence should be installed in that area. Mr. Davenport questioned whether any of the earth in that area of the proposed deck is being excavated or whether it would remain. Mr. Simard indicated that none of it needs to be removed. Erosions controls, and the various other forms of E&S control besides silt fence, were discussed.

MOTION: Mr. Davenport, Ms. Krawiecki second, having found the proposed activity as not significant, to accept Application IWWC#20-03 Applicant/Owner: Gregg and Annie Simard Location: 404 East Wakefield

Boulevard Proposal: Dock, Boat lift, and Jet ski lift, Deck, Tree Stump Grinding, and Landscaping; unanimously approved.

B. IWWC#20-04 (Modification of IWWC#19-08) Applicant: Tony Mongitore Owner: R&M Insulation, LLC Location: 210 St. Onge Road Proposal: Construct 10,600 SF Building.

Tony Mongitore accompanied by his professional engineer Allan Borghesi, appeared before the Commission regarding this application. Mr. Borghesi reminded the Commission that an application had been submitted last year to level the site and construct a building. Mr. Borghesi noted that the leveling of the site has been completed. He explained that what has changed with that approved site plan is a proposal to install a stormwater quality unit instead of a detention pond. He noted that it has been sized for a substantially larger development to allow the owner to expand and install a second building on the site. He noted that the unit is sized for 1.7 acres of impervious surface when only one-third of that would be required.

Staff reported an email had been received from Department of Public Works Director Jim Rollins in response to an inquiry whether or not his department had any objections to discharging into the Town's drainage. His email was read aloud, confirming he had no objections.

MOTION: Mr. Nalette, Mr. Kiely second, to approve the modification of IWWC#19-08, Application IWWC#20-04, Applicant: Tony Mongitore Owner: R&M Insulation, LLC Location: 210 St. Onge Road Proposal: Construct 10,600 SF Building; unanimously approved.

Mr. Kiely was not participating with Zoom for the following application as his connection was temporarily lost.

C. IWWC#20-05 Applicant: Jeffrey Lippincott Owner: Anne Lippincott and Jeffrey Lippincott Location: 402 East Wakefield Boulevard Proposal: Build 10'x20' Shed; Increase Existing Deck and Add Another Set of Stairs.

Jeffrey Lippincott appeared before the Commission regarding this application. Mr. Lippincott explained that he wanted to build a shed for his lawn and lake equipment. Additionally, Mr. Lippincott noted that he was seeking to increase the size of his deck and to install another set of stairs.

MOTION: Mr. Molinelli, Ms. Krawiecki second, to refer Application IWWC#20-05 Applicant: Jeffrey Lippincott Owner: Anne Lippincott and Jeffrey Lippincott Location: 402 East Wakefield Boulevard Proposal: Build 10'x20' Shed; Increase Existing Deck and Add Another Set of Stairs for an agent approval; Motion passed with Mr. Nalette, Mr. Davenport, Mr. Molinelli, Ms. Mulvey, Mr. Timmeney, Ms. Hunter, and Ms. Krawiecki voting aye while Mr. Kiely abstained.

Mr. Kiely reconnected to the ongoing meeting and participated in the following application and all subsequent business of the Commission.

D. IWWC#20-06 Applicant/Owner: Paul J. Marino Location: 680 East Wakefield Boulevard Proposal: Add 6" Granite Top to Lake Wall; Add Riparian Garden Along Lake Wall; Add 30 Cubic Yards of Fine Sandy Loam to Yard and Lay Sod; Add 30'x3" Pervious Paver Walk.

Paul Marino appeared before the Commission regarding this application. He explained that his yard between his home and the lake is wet and often remains wet. He noted that this is partially due to the high water table but is also attributed to the lake water crashing over his seawall. Mr. Marino explained that to address this, they are proposing to add a six-inch granite top to the wall. He noted that the plan includes bringing additional topsoil to the lawn to change the grade. A riparian buffer between the lake and the lawn will also be added to prevent fertilizer from getting into the water, according to Mr. Marino.

Mr. Nalette questioned what percentage of disturbance will be involved as part of the proposal. Mr. Marino estimated it to be 20% of the property.

Ms. Mulvey questioned what effects to the pervious coverage there will be. Mr. Marino noted that the proposal will not add any impervious coverage.

Mr. Nalette noted the proposal includes changes to the grade. He questioned whether there has been any planting plan included. Mr. Marino indicated that it will be based on what is required or recommended. Mr. Nalette noted that staff will provide the recommended list from DEEP. He noted that the applicant will need to indicate that what will be included is non-invasive, native, and wetland appropriate.

Mr. Nalette noted that the applicant is going to be obligated to prove that the proposed grade changes will not cause a runoff problem for his neighbors.

MOTION: Ms. Mulvey, Mr. Molinelli second, having found that the proposal is not significant, to accept Application IWWC#20-06 Applicant/Owner: Paul J. Marino Location: 680 East Wakefield Boulevard Proposal: Add 6" Granite Top to Lake Wall; Add Riparian Garden Along Lake Wall; Add 30 Cubic Yards of Fine Sandy Loam to Yard and Lay Sod; Add 30'x3" Pervious Paver Walk; unanimously approved.

E. IWWC#20-07 Applicant: Darek Schibi Owner: Ilene Berkon Location: 535 East Wakefield Boulevard Proposal: Remove and Rebuild Existing Wooden Stairs Leading Down to the Dock.

Darek Schibi appeared before the Commission regarding this application. He explained that the proposal was to replace the rotted wooded steps leading from the road to the dock. Staff noted that the work was completed and questioned whether there was any planned, additional work to be done. Mr. Schibi indicated that there was not. He noted that he need only top off the steps with additional stone.

Staff questioned whether the banks of the road had previously been covered with processed aggregate as it is currently. Mr. Schibi noted that it previously had been white stones.

Mr. Nalette clarified that this is an after-the-fact application. He opined that the changes were minor.

Mr. Schibi reported that the dimensions and materials were exactly the same.

MOTION: Mr. Nalette, Mr. Timmeney second, to approve Application IWWC#20-07 Applicant: Darek Schibi Owner: Ilene Berkon Location: 535 East Wakefield Boulevard Proposal: Remove and Rebuild Existing Wooden Stairs Leading Down to the Dock; unanimously approved.

The Commission recessed at 9:42PM and resumed at 9:45PM.

F. IWWC#20-08 Applicant: Matthew Closson Owner: Asa Briggs and Rebecca Briggs Location: 718 West Wakefield Boulevard Proposal: Remove Existing Stone Wall and Rebuild; Install New Dock with 8'x10' Ramp and 10'x10' Floating Section; Install Pervious Stair as Located on Map.

Matthew Closson, accompanied by his client Asa Briggs, appeared before the Commission regarding this application. Mr. Closson noted that the proposal includes rebuilding approximately sixty-two (62') feet of a stone retaining wall. He explained that there is a forty-nine (49') foot elevation change from the road to the waterfront. The work will be done by hand and will remain a stone and mortar wall with existing materials. He indicated that it would be done in the Fall, 2020 during the deep drawdown. Mr. Closson explained that the wall's cap is three to six feet wide. He noted that what will be built is eighteen inches wide which will reduce the amount of impervious surface coverage.

Regarding the proposed dock and ramp, Mr. Closson noted that the site plan clearly reflects no encroachment to the littoral boundaries. Mr. Nalette questioned why the littoral boundaries were angled. Mr. Closson explained that he was unsure why the plan was drafted that way, confirming that the property was not in a cove.

Mr. Closson noted that the current stairs that recede into the lawn will be replaced with another set of stairs that recede into the lawn area. He noted that a three-foot (3') wide vegetative buffer has been added to the proposal along the lake wall.

Finally, a set of pervious paver steps are also proposed on the north side of the property, too, according to Mr. Closson.

Ms. Hunter questioned what the steps that protrude out into the lake are comprised of. Mr. Closson noted that they are constructed of stone and mortar. He confirmed that they would be built of the same material that they are currently.

MOTION: Mr. Nalette, Mr. Davenport second, having found that the proposal is significant activity, to accept Application IWWC#20-08 Applicant: Matthew Closson Owner: Asa Briggs and Rebecca Briggs Location: 718 West Wakefield Boulevard Proposal: Remove Existing Stone Wall and Rebuild; Install New Dock with 8'x10' Ramp and 10'x10' Floating Section; Install Pervious Stair as Located on Map, and to schedule a public hearing for the May 20, 2020 regular meeting; unanimously approved.

G. IWWC#20-09 (Modification of IWWC#17-23) Applicant: Randall Serkey Owner: JoAnn Serkey Location: 542 East Wakefield Boulevard Proposal: Construction of Patio; Reconstruction of Fence, Two Sets of Stairs, and Dewatering as Described in Site Plan.

Randy Serkey, accompanied by Professional Engineer Rob Colabella Serkey, Principal of Laurel Engineering, appeared before the Commission regarding this application. Mr. Colabella reminded the Commission that they were retained for this project after it had begun. Mr. Colabella noted that the dewatering issue had been resolved as the wall has already been constructed.

Mr. Nalette questioned the fence at this location. Mr. Colabella explained that the fence is still pending. He noted that his client would like to install a pervious paver system on the other side of the retaining wall. Mr. Colabella reviewed the dewatering. He noted that his clients would like to repaint the steps (that go into the water) during the deep drawdown and would like to work on the seawall.

Mr. Nalette reminded the Commission, Mr. Serkey, and Mr. Colabella that as requests have been made to repair steps that protrude out into the lake, they have historically requested the steps to be modified so as to recede into the land rather than jut out into the water. He requested that a plan to recede the steps into the lake be explored. Mr. Serkey explained that the steps that are there currently, estimated to be twelve square feet, are made of large stones that are capped with concrete to keep them in place. He noted that his proposal is to cap them with concrete because the concrete is starting to break down. Mr. Nalette questioned whether the size, location, or compilation was changing. Mr. Serkey confirmed that they were not. Mr. Colabella opined that the removal of the steps would likely cause more harm than just leaving them as it would not be possible to remove them by hand.

Mr. Colabella noted that the steps from the road to the land below have been installed. Mr. Nalette noted that there had been concerns about whether the stairs which he recollected to be wooden, were code.

Mr. Nalette questioned whether specifications on the pervious patio had been submitted. Staff requested a maintenance plan on the pervious patio.

Staff questioned whether the dewatering was complete and that there would be no more necessary. Mr. Colabella confirmed.

MOTION: Mr. Nalette, Mr. Molinelli second, finding the activity to not have a significant impact, to accept Application IWWC#20-09 (Modification of IWWC#17-23) Applicant: Randall Serkey Owner: JoAnn Serkey Location: 542 East Wakefield Boulevard Proposal: Construction of Patio; Reconstruction of Fence, Two Sets of

Stairs, and Dewatering as Described in Site Plan; Motion passed with Mr. Nalette, Mr. Kiely, Mr. Davenport, Ms. Mulvey, Mr. Timmeney, Ms. Hunter, and Ms. Krawiecki voting aye while Mr. Molinelli abstained.

H. IWWC#20-10 Applicant/Owner: Highland Lake Watershed Association Location: 305 East Wakefield Boulevard Proposal: Stormwater Retrofit.

Willard Platt appeared before the Commission regarding this application. He reported that the Highland Lake Watershed Association (HLWA) had an undeveloped lot with dead trees that needed to be removed. Mr. Platt noted that the lot collects water and discharges runoff into a storm drain that is located nearby. He explained that the HLWA wanted to make stormwater improvements to serve as a model for the area.

Mr. Nalette questioned whether this property abuts the lake. Mr. Platt indicated that it did not, and that Perch Rock Trail is between the parcel and the lake.

MOTION: Mr. Timmeney, Mr. Kiely second, finding that the application would be in the public interest to hold a public hearing at the May 20, 2020, to accept Application IWWC#20-10 Applicant/Owner: Highland Lake Watershed Association Location: 305 East Wakefield Boulevard Proposal: Stormwater Retrofit; Motion failed with Mr. Timmeney and Mr. Nalette voting aye while Mr. Davenport, Ms. Mulvey, Mr. Molinelli, Ms. Hunter, and Mr. Kiely opposed and Ms. Krawiecki abstained.

MOTION: Ms. Hunter, Mr. Kiely second, to refer Application IWWC#20-10 Applicant/Owner: Highland Lake Watershed Association Location: 305 East Wakefield Boulevard Proposal: Stormwater Retrofit for an agent approval; unanimously approved.

I. IWWC#20-11 Applicant/Owner: Ahmed Ali One, LLC Location: 787 Main Street Proposal: Raze and Remove Existing Convenience Store and Convert Existing Garage into Convenience Store. Site Work Related to Parking Lot, Drainage, and Landscaping.

Professional Engineer Rob Colabella, principal of Laurel Engineering, explained that the proposal is to demolish the existing convenience store and renovate the existing three-bay garage into the new convenience store. He noted that the site will be repaved, and the dumpsters will be relocated. He noted that the condensing units on the site will be located on the ground rather than where they were on the roof.

MOTION: Mr. Nalette, Ms. Krawiecki second, having found the proposed activity as significant, to accept Application IWWC#20-11 Applicant/Owner: Ahmed Ali One, LLC Location: 787 Main Street Proposal: Raze and Remove Existing Convenience Store and Convert Existing Garage into Convenience Store. Site Work Related to Parking Lot, Drainage, and Landscaping, and to schedule a public hearing for the May 20, 2020 regular meeting; unanimously approved.

8. AGENT ACTIONS:

A. Determinations.

None.

B. Warnings/Violations.

None.

9. COMMUNICATIONS AND BILLS:

A. Solar Farm Project on Platt Hill Farm Road (Trade Winds Parcel) – Petition to Siting Council.

The Commission reviewed the correspondence from Lodestar Energy regarding their petition to the State of Connecticut Siting Council for a declaratory ruling for a 1.99-megawatt solar facility. Discussion ensued.

MOTION: Mr. Nalette, Ms. Hunter second, to communicate to the Board of Selectmen that this Commission supports the Planning and Zoning Commission's recommendation that the Town retain an environmental attorney to file for Intervenor status with the Siting Council regarding the proposed solar farm project; unanimously approved.

B. DEEP Letter on Sucker Brook Flood Control Dam.

Staff noted that all of the various documents that DEEP included as part of their reply to the Board of Selectmen seeking a status update on the Sucker Brook Flood Control failure have been uploaded to the Town's website.

10. OTHER BUSINESS:

A. Discussion on Catch Basin Maintenance Schedule.

MOTION: Mr. Nalette, Mr. Kiely second, to table the discussion on the catch basin maintenance schedule; unanimously approved.

11. ADJOURN:

The meeting adjourned at 10:49PM.

Respectfully submitted,

**Pamela A. Colombie
Recording Clerk**