



**TOWN OF WINCHESTER**  
**INLAND WETLANDS & WATERCOURSES COMMISSION**  
**Town of Winchester Town Hall, 338 Main Street**  
**Probate Conference Room – 2nd Floor**  
**June 6, 2018 – 7:00PM**  
**Special Meeting Minutes**

**1. CALL TO ORDER:**

Chairman Ric Nalette called the meeting to order at 7:02PM.

**2. ROLL CALL:**

Roll call was completed by Mr. Nalette. Present at the meeting in addition to Mr. Nalette were: Russ Davenport(7:03PM), Bob Haburey, Chris Kiely, Jackie Mulvey, and Kurt Timmeney as well as Town Planner/Wetlands Agent Steve Sadlowski.

It was noted that Steve Molinelli was absent excused.

**3. APPROVAL OF MINUTES – May 16, 2018:**

**MOTION:** Mr. Nalette, Mr. Kiely second, to approve the May 16, 2018 Minutes; Motion approved with Mr. Kiely, Mr. Davenport, and Mr. Timmeney voting aye while Ms. Mulvey, Mr. Nalette, and Mr. Haburey abstained.

**4. AGENDA REVIEW:**

Mr. Nalette noted that as this was a Special Meeting, the agenda would remain unchanged.

**5. OLD BUSINESS:**

**A. IWWC#18-11 Applicant/Owner: PB Projects IV LLC Location: 32 Lake Street Proposal: Site Plan Submission for Renovations to Building Including Site Work within 100' of a Watercourse.**

Brian Lyman of Parker Benjamin, accompanied by Analyst Jack Reese and Nils Johnson of Little Red Barn Brewers, appeared before the Commission regarding this application. Mr. Lyman reported that Parker Benjamin will be repurposing the mill building at 32 Lake Street, now known as Winsted Edgeworks, into shops, galleries, and Life Style business offices as well as a brewery. Mr. Reese explained that the applicant is still seeking zoning approval for the proposed uses such as small business offices, restaurant, and various retail. He noted that approval is also being sought for three special permits including Industrial Heritage Reuse, Microbrewery, and Tap/Tasting Room. Mr. Johnson confirmed that Little Red Barn Brewers is looking to lease 3600 square feet of the building with 1200 square feet for manufacturing and the remaining space for a Tap/Tasting Room.

Mr. Nalette reminded commissioners that their scope of review was limited to wetlands and water courses and activity within the one hundred (100') foot review area. Mr. Lyman explained that the property has an ELUR (Environmental Land Use Restriction) linked to it. He noted that this ELUR has two primary components in that the property cannot be used for residential purposes and the building footprint cannot be changed nor can the site be in any other form but a paved, impervious surface. Mr. Lyman indicated that the parking lot will be repaved and striped pursuant to the submitted site plan. He confirmed that the drainage will be handled as it always has been handled, with it sheetflowing toward the nearby stream.

It was noted that this special meeting was scheduled due to the financing timetable of the Little Red Barn Brewers.

Mr. Haburey questioned the water flowing underneath the building and whether the area of the building near that was structurally sound. Mr. Lyman confirmed that it was, having had an engineer review the building. Mr. Kiely questioned whether this stream will be protected during the construction and renovation process. Mr. Lyman confirmed, noting that silt fence has already been installed along much of the edge of the parking lot near the water course but that additional fencing will be installed. Mr. Davenport indicated his concern that the fences are installed properly and are also maintained throughout the construction phase. Mr. Lyman noted that the parking lot will be repaved this year.

With regards to the phasing, Mr. Lyman confirmed that it will likely take three years to finish and fill out the building.

Maintenance of the parking lot during winter months was discussed and reviewed. Mr. Sadlowski noted that the stone that will be installed along the edge of the parking lot will likely capture sand from any runoff from the parking lot.

**MOTION:** Mr. Nalette, Mr. Kiely second, to approve Application IWWC#18-11 Applicant/Owner: PB Projects IV LLC Location: 32 Lake Street Proposal: Site Plan Submission for Renovations to Building Including Site Work within 100' of a Watercourse based on oral and written testimony:

Conditions 1-12 are standard Inland Wetland Commission Conditions and the following additional conditions determined by the Inland Wetlands Commission.

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 June 6, 2018 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 or 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 of \$2000.00 will be submitted to the Inland Wetlands office.
14. Parking lots will be cleared of salt and sand in a timely manner each spring. The gravel beds will be inspected regularly, and sediment addressed in a timely manner to prevent sediment from reaching the river;

*Unanimously approved.*

**6. ADJOURN:**

**MOTION:** Mr. Nalette, Mr. Kiely second, **to adjourn at 7:41PM; unanimously approved.**

**Respectfully submitted,**  
**Pamela A. Colombie**  
**Recording Clerk**