



TOWN OF WINCHESTER
INLAND WETLANDS & WATERCOURSES COMMISSION
Town of Winchester Town Hall, 338 Main Street
P. Francis Hicks Room – 2nd Floor
May 16, 2018 – 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, Chris Kiely, Steve Molinelli and Kurt Timmeney as well as Town Planner/Wetlands Agent Steve Sadlowski.

It was noted that Bob Haburey and Jackie Mulvey was absent excused.

Additionally, Mr. Nalette reported the resignation of Gene Berlinski. Mr. Berlinski was acknowledged for his many years of service to this Commission.

3. APPROVAL OF MINUTES – April 25, 2018:

MOTION: Mr. Molinelli, Mr. Kiely second, to approve the April 25, 2018 Minutes; unanimously approved.

4. AGENDA REVIEW:

The Amended Agenda was modified so that Item D under New Business would include: *IWWC#18-13 Applicant: Town of Winchester Owner: See Project Description for Properties Impacted Location: Torrington Road – Lanson Drive North to Willow Street.*

5. OLD BUSINESS:

None.

6. NEW BUSINESS:

A. IWWC #18-10 Applicant: Borghesi Building & Engineering Owner: Electric Motion Company, Inc. Location: 157 Colebrook River Road Proposal: Expansion of Existing Parking and Construction of Detention Basin.

Gary Capitanio, PE. of Borghesi Building & Engineering, appeared before the Commission regarding this application. He explained that his client is seeking to add parking to accommodate shift overlap of its employees. Mr. Capitanio reviewed the drawings noting the existing curb cut and the existing parking field, outlined in gray. Noting that a wetlands report had been submitted for the record, Mr. Capitanio also noted the location of the wetlands on the drawing, outlined in blue, on the northerly property line. He noted that the drainage swale had been draining into the wetlands for a long time. Mr. Capitanio explained that while the proposal includes an increase in impervious surface, it also includes a driving field to be straightened out. A riprap drainage swale off the edge of the parking was included as part of this proposal. Mr. Capitanio noted the location of the proposed detention basin and new landscaping islands.

Mr. Nalette questioned the square footage of the existing impervious surface as opposed to the proposal. Mr. Capitanio did not have the figures handy but noted that a drainage report had been submitted for the record. Mr. Nalette questioned whether permeable concrete in the new parking lot had been considered. Mr. Capitanio noted that it was considered but that the cost led the owner to opt for the present design. The square footage of the picnic area was reviewed.

MOTION: Mr. Kiely, Mr. Molinelli second, to accept Application IWWC #18-10 Applicant: Borghesi Building & Engineering Owner: Electric Motion Company, Inc. Location: 157 Colebrook River Road Proposal: Expansion of Existing Parking and Construction of Detention Basin;

Unanimously approved.

B. 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.

John DiCara, Land Surveyor, of DiCara Land Surveying, appeared before the Commission regarding this application. He was accompanied by Nils Johnson of Little Red Barn Brewers, the first tenant at Winsted Edgeworks. Mr. Johnson indicated that Brian Lyman of PB Projects IV LLC could not be present for this meeting, so he and Mr. DiCara were available to speak about the application.

Mr. DiCara explained that development of the site is limited as it is an ELUR (Environmental Land Use Restricted) by state statute. Mr. DiCara noted that the building will remain the same and while the parking lot will be repaved, there will be no drainage improvements. Mr. Sadlowski reported that the developer is going to bring in some plants, trees and shrubs in buckets. Mr. Nalette questioned how the water is going to drain. Mr. DiCara noted that it will be the same as it is now, in that it will sheetflow. He noted that there is silt fence installed against the existing fence which will remain until the area is repaved. Mr. Sadlowski noted that there is a green area between the edge of the parking lot and the river which will remain and not be paved over.

Discussion ensued over the scope of the application and whether it was for only the portion of the building in which Little Red Barn Brewers will occupy. Mr. Sadlowski confirmed that the approval sought was for the entire site.

The consensus of the Commission was that a more detailed narrative be provided, including phasing details. The Commission also requested erosion control details be included.

MOTION: Mr. Kiely, Mr. Nalette second, to accept 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, deeming the proposed activity as non-significant;

Unanimously approved.

C. IWWC#18-12 Applicant: Matthew Closson Owner: 414 Wakefield LLC Location: 414 East Wakefield Boulevard Proposal: Construct New Single-Family Home.

Matt Closson appeared before the Commission regarding this application. He reported that his client is seeking to build a 32'x60' home. Mr. Closson noted that one of the corners of the house is approximately 82' off the water. He noted that hay bales will likely be used for erosion control. With the survey reflecting a proposed impervious coverage of 15.2%, the proposal will likely be modified by removing sidewalks, approximately 59 square feet, in order to comply with the Zoning Regulations which, allow for a maximum of 15% coverage in the Highland Lake District. Whether there will be blasting at this location was discussed.

Mr. Molinelli questioned whether docks and boat lifts were included as part of this application. Mr. Closson noted that they were not, indicating that there is currently one existing dock.

MOTION: Mr. Davenport, Mr. Timmeney second, to accept Application IWWC#18-12 Applicant: Matthew Closson Owner: 414 Wakefield LLC Location: 414 East Wakefield Boulevard Proposal: Construct New Single-Family Home, deeming the proposed activity as non-significant;

Unanimously approved.

Citing his involvement with the Rails to Trails group in town, Mr. Nalette recused himself from the following application and left the meeting room. Mr. Kiely assumed the role of Chairman for the duration of the discussion, commencing at 7:53PM and concluding at 8:11PM.

D. IWWC#18-13 Applicant: Town of Winchester Owner: See Project Description for Properties Impacted Location: Torrington Road – Lanson Drive North to Willow Street.

Mr. Sadlowski explained that he had expected the engineers for the project to attend this meeting to explain the proposal but noted that they were not present.

He explained that some of the parcels that the proposed trail extension will run through are held by the State of Connecticut and will accordingly fall under their jurisdiction. The other parcels that are privately owned are the ones that this Commission will review and consider. Mr. Sadlowski referred commissioners to the narrative included in the application, noting that the width of the trail will be thirteen (13') feet, with an additional eighteen (18") inches on both sides serving as a shoulder. Mr. Sadlowski explained that there may not be enough grant money to pave the pathway right away.

He noted that there is almost an acre of wetland fill on this two-mile trail.

MOTION: Mr. Kiely, Mr. Molinelli second, to accept Application IWWC#18-13 Applicant: Town of Winchester Owner: See Project Description for Properties Impacted Location: Torrington Road – Lanson Drive North to Willow Street and as there may be public interest, schedule a public hearing;

Unanimously approved.

7. AGENT ACTIONS:

A. Determinations.

i. 712 West Wakefield Boulevard.

Mr. Sadlowski explained that this site is completely ledge but had a wooden set of steps that were deteriorated about fifty to seventy-five feet from Highland Lake. He noted that the owner, Norma Bergeron, sought to install stone steps on top of the wooden ones that were already there. Mr. Sadlowski reported that he had issued an agent determination authorizing that work as well as a short wall behind the house.

B. Warnings/Violations.

i. 112 Shore Drive.

Mr. Sadlowski reminded the Commission that this involved an enlargement to the end of their dock without an application and approval. Mr. Nalette requested that he again reach out to this property owner to submit an application for the next meeting.

ii. 304 East Wakefield Boulevard.

Mr. Sadlowski noted that this property is owned by Mr. Daigle, explaining that the number of docks and items in the water need to be reviewed by this Commission. He advised Mr. Daigle that an application needs to be submitted.

iii. 348 East Wakefield Boulevard.

Mr. Sadlowski noted that this property is owned by the Leach's, explaining that the number of docks and items in the water need to be reviewed by this Commission. He noted that they, too, also need to submit an application but had not spoken to them since forwarding to them a letter.

iv. Torrington Street.

Mr. Sadlowski reported that the Town had received a complaint about this property regarding the high volume of truck traffic in and out of this site. He explained that he had visited the site with Zoning Enforcement Officer/Building Official Marc Melanson, and had observed Scott Bachand digging another pond as well as some other activity near a brook. Mr. Sadlowski indicated that he had sent another Cease and Desist Order to Mr. Bachand.

MOTION: Mr. Nalette, Mr. Molinelli second, to pursue to the fullest extent that the IWWC Regulations allow, to pull all permits and to stop all work;

Unanimously approved.

v. 2 East Lake Street.

Mr. Sadlowski reported that a complaint had been received on 2 East Lake Street but that it was really not a wetlands issue but instead more of a zoning issue, as the activity is more than one hundred (100') feet from the lake and the scope of the project is not large enough to necessitate an erosion and sediment control plan.

8. COMMUNICATIONS AND BILLS:

None.

9. OTHER BUSINESS:

Mr. Nalette reminded commissioners that Election of Officers will occur at the next meeting.

10. ADJOURN:

MOTION: Mr. Nalette, Mr. Molinelli second, **to adjourn at 8:35PM; unanimously approved.**

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