1. CALL TO ORDER/ROLL CALL:
Chairman Stephen Molinelli called the meeting to order at 7:03 PM. In addition to Mr. Molinelli, Mr. Davenport, Ms. Marino, Mr. Oliveri, and Mr. Paganelli were present. Ms. Mulvey and Mr. Lippincott were absent excused. Also present was interim Inland Wetlands Agent Lance Hansen and Town Attorney Kevin Nelligan.

2. APPROVAL OF MINUTES – January 18, 2023 SPECIAL MEETING:
MOTION: Mr. Davenport, Mr. Paganelli second, to approve the minutes of the January 18, 2023 Special Meeting; unanimously approved.

3. AGENDA REVIEW:
Chairmen Molinelli suggested that no new business begin after 10:00PM and that a Special Meeting be scheduled for any unfinished business for Wednesday April 5, 2023.

MOTION: Mr. Davenport, Ms. Marino second, to schedule a Special Meeting for April 5, 2023 at 7PM for any unfinished business on this meeting’s agenda; unanimously approved. Ms. Marino second, unanimously approved.

4. PUBLIC HEARINGS:
None.

5. OLD BUSINESS:
A. IWWC #22-49 (Modification of IWWC#22-32) Owner: Ledgebrook, LLC Applicant: Palm Coast Capital, LLC Location: New Hartford Road (Map 034, Block 158, Lot 001E-2) Proposal: Construction of new Tractor Supply Company Retail Store, to Impact 0.561 acres of 75’ Upland Review Area for Construction of Stormwater Quality Basin, Parking Area, and Fenced Outdoor Display Area.
Matt Darling, of Palm Coast Capital LLC, appeared before the commission alongside Jim Cassidy, Professional Engineer of Hallisey, Pearson, and Cassidy, Matt Davison of Davison Environmental, and Lew Wise, attorney for Palm Coast Capital, to present modifications to the previously approved plan. Mr. Cassidy spoke to these modifications, describing the delineated wetlands areas A / B/ C/ and D which constitute moving the proposed development further west, away from the wetlands located in Barkhamsted, reducing the amount of impervious surface coverage on the lot by reducing parking, and tying the proposed drainage system into the existing drainage system for the adjacent mall.

Mr. Cassidy reviewed the new building dimensions and the proposed garden center. He discussed the activity removed and noted the concrete pad would be sloped 2% away from the building/parking lot. He noted that the development would be outside of the 100’ review area in Barkhamsted. Mr. Cassidy explained the display area would be permanent for trailers and that a bio-retention swale will provide for drainage under the parking lot. He reviewed the stormwater management plan explaining the new “wet bottom” basin. He indicated that there would be 210,000 square foot activity in the review area. Mr. Cassidy pointed to the 1993 approval plan.

Mr. Davidson discussed basin plantings and buffer plantings. Attorney Wise opined that with no significant impact, there was justification for this new approval.

The team of the intervenor, John Senese, then addressed the commission. Among them was Professional Engineer Steve Trinkaus of Trinkaus Engineering, LLC.

Attorney Joseph Mortelliti appeared before the commission on behalf of his client, the intervenor, Thomas Kandefer. He reviewed Area A, the area within Winchester. Mr. Molinelli questioned what the intervenor had not previously approached the commission initially. Attorney Nelligan reminded the commission that the reason for that was not important or relevant to the current presentation from the intervenor. Ms. Molinelli
questions the connection between the parties. A discussion of whether a third party review ought to be sought followed.

Mr. Trinkaus reviewed his engineering report. He opined that the applicant should improve the quality of the runoff. Mr. Trinkaus referred to the 2004 Stormwater Manual for a constructed wetland. He indicated that a drainage failure would not be meeting the criteria of the DEEP manual. He suggested that the project be reviewed for the MS4 Permits for water quality considerations. He further opined that with the four-bay system, sediment will clog the stormwater detention, and discussed the 60" pipe catch basins. It was noted that the DOT detention basin was not connected to Tractor Supply property. Groundwater recharge area was discussed as was the swale to cover 10 year storm event. Mr. Trinkaus indicated that the soil scientist did not show the impervious surface coverage and opined that the cut from bankside would create additional water. He noted that the cut from the bank side would be creating additional water and that the stockpile in legend would need a maintenance schedule.

Mr. Oliveri questioned where the drainage currently is directed. He questioned whether the drainage from catch basins follows from the detention basin for the outlet. Mr. Molinelli shared inquiries with the intervenor status.

David Lord noted the soil resource consultants’ report that was to submitted to the Board at the meeting.

Sheet SD-1 of the site plan was then reviewed, with one party noting that the wetlands impact increased in Area C and D. Discussion ensued on the Barkhamsted Area A, or the southeast boundary and the groundwater gradient. The soil boring locations were discussed with Mr. Lord reporting what he characterized as negative impacts from impervious surface.

Mr. Davenport noted the wetlands were at a lower elevation than the parking lot. Mr. Oliveri did not think that the groundwater from the site would have an adverse impact. Mr. Lord opined that the applicant should be required to limit the impact to soils, plants, and groundwater. Mr. Davenport questioned whether there would be any water trucked offsite with Tractor Supply, the proximity of the road being the same elevation as Wetlands and the human impact to on the proximity to Area A. He also questioned whether the wetlands will be deprived from a significant amount of water with planned stormwater management.

Mr. Cassidy and Mr. Davidson then had an opportunity to address comments of intervenor. Mr. Davenport questioned the slope in this area. Mr. Cassidy reiterated that the topography has a 6’ slope to the north and slopes to catch basin in parking lot. It was noted that there was not much infiltration and that the area had been a previously disturbed site with all fill. Mr. Cassidy noted that there was no groundwater breakout.

It was noted that the December 16th plans employed best management practices for stormwater. Mr. Davenport questioned the flow rates to the retention pond. Mr. Cassidy pointed to the Tractor Supply in Litchfield as an example. Attorney Wise opined that there was no significant impact and that the intervenor petition did not quantify the harm to the resource.

The commission discussed the notion of a third-party review but dismissed it.

**MOTION:** Mr. Molinelli, Mr. Davenport second, with respect to the intervenor, no unreasonable impairment with the project; unanimously approved.

**MOTION:** Mr. Davenport, Ms. Marino second, to approve the modification of Application IWWC#22-32, Application IWWC#22-49, Owner: Ledgebrook, LLC Applicant: Palm Coast Capital, LLC Location: New Hartford Road (Map 034, Block 158, Lot 001E-2) Proposal: Construction of new Tractor Supply Company Retail Store, to Impact 0.561 acres of 75’ Upland Review Area for Construction of Stormwater Quality Basin, Parking Area, and Fenced Outdoor Display Area; unanimously approved.
MOTION: Mr. Molinelli, Mr. Paganelli second, to continue Application IWWC#23-1 to the April 19, 2023 regular meeting; unanimously approved.

MOTION: Mr. Molinelli, Mr. Paganelli second, to continue Application IWWC#23-2 to the April 19, 2023 regular meeting; unanimously approved.

D. IWWC #23-3  Owner/Applicant: Scott Bachand  Location: Torringford Street  Proposal: Creation of Rear Pond; Erection of Structure; and Fence.
Scott Bachand appeared before the commission regarding this application. He noted the size of the structure to be 20’x24’ on this 65-acre property. He noted the narrative on the pond fence. He indicated there was a report generated by a soil scientist of Canaan as well as reports having been provided from Army Corp. of Engineers and DEEP.
MOTION: Mr. Davenport, Mr. Paganelli second, to accept the application in the matter of IWWC #23-3 Owner/Applicant: Scott Bachand  Location: Torringford Street  Proposal: Creation of Rear Pond; Erection of Structure; and Fence; unanimously approved.

No business discussed.

F. IWWC #23-5  Owner/Applicant: Charles A. Moriniere-Boros  Location: 257 Colebrook Road  Proposal: Partial Reconstruction of Residence.
Charles Moriniere-Boros appeared before the commission regarding this application. He reported that he wanted to fix his house from water damage. He noted that a building permit had been applied for in September, 2022.
MOTION: Ms. Marino, Mr. Davenport second, to refer Application IWWC #23-5  Owner/Applicant: Charles A. Moriniere-Boros  Location: 257 Colebrook Road  Proposal: Partial Reconstruction of Residence for an agent determination; unanimously approved.

6. NEW BUSINESS:
No business discussed.

No business discussed.

No business discussed.

No business discussed.
7. AGENT ACTIONS:
   A. Determinations.
   No business discussed.

   B. Warnings
   No business discussed.

   C. Violations.
   i. North Main Street (18.1 acre parcel located behind 493 North Main Street).
   No business discussed.
   ii. 308 East Wakefield Boulevard.
   No business discussed.
   iii. 713 East Wakefield Boulevard.
   No business discussed.
   vi. 257 Colebrook Road.
   No business discussed.
   vii. 203 West Wakefield Boulevard.
   No business discussed.
   x. 102 Groppo Drive.
   No business discussed.
   xi. 139 West Wakefield Boulevard.
   No business discussed.

9. Communications and Bills.
No business discussed.

10. OTHER BUSINESS:
A. Report from Department of Public Works Liaisons – Russ Davenport and Jeff Lippincott.
No discussion.
No discussion.

11. ADJOURN:
The meeting adjourned at 10:30PM.

(From the hand-written notes of Town Planner Lance Hansen)