

WINDSOR LOCKS INLAND WETLANDS WATERCOURSES

COMMISSION MEETING: Wednesday, August 2nd, 2017, 7:00 PM

50 Church Street, Windsor Locks, Connecticut – Ella Grasso Conference Room

Members Present: Chairman-Robert Crochetiere, Maryjane Perrier, Nicholas Giaccone, Richard Pease, James Guthrie, Lacinda Van Gieson, John Farrelly

Also Present: Dan Malo, Wetlands Agent; Dan & Gary Merrigan of Merrigan & Lefebvre (M&L)

Mr. Crochetiere called the meeting to order at 7:05 PM and asked the Commission for a motion to approve the June 6, 2017 Minutes. Motion made, seconded, and carried.

Public Input: No members of the public present.

Old Business: None

New Business: 21 Cortland Street – Single Family Home

In 1991, this site was approved as a building lot by the Commission along with an adjoining subdivision, but never developed. Gary & Dan Merrigan from Merrigan & LeFebvre Realty, Inc. were present to summarize the history of the property on which they now seek to build a Single Family Home. The construction would take place in the rear of the lot to minimize impact to wetlands on the property; some work will occur approximately 20 feet into the 40 foot upland review area, with standard erosion controls proposed. The driveway, drainage, and existing culvert under the driveway were constructed shortly after the original 1991 approval. No work is proposed within the Wetlands delineated areas.

Dan Malo passed around the proposed plan. Commission members deliberated the significance of impact to wetlands per their criteria. Questions concerning the potential impact were asked by various committee members and answered by Gary Merrigan. Committee member Nicholas Giaccone asked Dan Malo to provide further information, which was stated to be forthcoming; the applicant presented a substantially complete application and plan to Mr. Malo & Town Planner Jen Rodriguez on August 1st, and it was suggested that the applicant submit their plan to the Commission for review.

Mr. Giaccone questioned the nature of the wetland/watercourse and by what metric the upland review area was established. He alluded to overzealousness of developers and made real or perceived implications towards M&L. Mr. Malo stated that the area is depicted as wetlands soil on the state mapping resource used by the Town, and that the 40 foot upland from wetlands soil is appropriate, considering visible site conditions. Mr. Giaccone argued for the 80 foot from top-bank-of-watercourse upland and asked to see the maps utilized by staff. Mr. Malo left the room to retrieve those documents.

While Dan Malo was in his office obtaining additional plot pictures, Gary Merrigan asked for Nicholas Giaccone to be removed from the review of this application as he seemed to have bias. A back-and-forth continued until Mr. Malo returned to the room with printouts of the property with its wetlands

area shaded, which was shared with the Commission. He also provided a representation of a nearby property at the same scale depicting a watercourse as a solid line through shaded wetlands, which was accepted by the commission; the 40 foot upland was found appropriate with the information available.

A back-and-forth ensued again, at which point Mr. Malo suggested that Mr. Giaccone should recuse himself from review of the application due to perceived or actual prejudices. Mr. Malo reiterated the 7 criteria for the Commission to determine the significance of the impact, and that the business of the evening was to receive the application and schedule it for review or review and public hearing based on the impact determination from the information on hand and that review of the application cannot occur the night of receipt. The Commission found no significant impact activity was proposed, and scheduled the application for review at its September 6, 2017 meeting.

Other Member Concerns:

- a) Violation Noticed issued update – 538 Mulberry Street – Leaf Dumping; No new dumping has been observed; still working with neighbor of the property owner to communicate issue.
- b) Inspection of Unit 31, Chapman Chase, for CO, Chapman Chase job site – same issues – channelization during heavy rain down most slopes due to poor erosion controls & monitoring.

Adjournment: At 7:50PM, Ms. Perrier made a motion to adjourn the meeting, second by Mr. Giaccone. Motion carried.

Respectfully Submitted: Pauline G. Taylor Recording Secretary