

INLAND WETLANDS AND WATERCOURSES COMMISSION

Town of Windsor Locks Ella Grasso Conference Room Meeting of May 7, 2025 7:00 PM

MEETING MINUTES

Present: Bob Crochetiere, Mary Jane Perrier, Lacinda VanGiesen, Darry Ruiter, Rich Pease, Julia Terra, Jay Farrelly, Roy Zettlemyer, Cindy Cooper
Absent: Jim Guthrie
Staff: Dana Steele, Duly Authorized Wetland Agent
Guests: Attorney Paul Smith – Representing Scannell Properties
Matt Bruton, Professional Engineer – BL Companies, Meriden, CT
Dean Guftason, Senior Soil Scientist – All Points Technology, Waterford, CT

I. Call to Order

The meeting was called to order at 7:00 PM by Chairman Bob Crochetiere

II. Roll Call – As noted above.

III. Approval of the Minutes of January 8, 2025

Mary Jane Perrier made a motion to approve the minutes of January 8, 2025. Cindy Cooper seconded. The motion passed unanimously.

IV. Additions to the Agenda – 30 & 41 Hamilton Road

Mary Jane Perrier made a motion to add a discussion about 30 & 41 Hamilton Road. Cindy Cooper seconded. The motion passed with a unanimous vote.

V. Public Input – None

VI. Reviews – None

VII. Public Hearings – None

VIII. Staff Discussion – None

IX. Old Business – None

X. New Business

a) Receive application for the Thrall Property, Old County Road

Attorney Paul Smith presented the application for the development of a warehouse on the Thrall property on Old County Road by Scannell Properties. Attorney Smith gave a brief history of the prior proposed developments for this property as well as history on progression of plans for this most recent proposed development.

Paul mentioned that even though this development shouldn't affect, in any negative way, the wetlands or upland review areas, the project is significant enough to the Town, abutting neighbors as well as the IWWC in terms of the scope of the project, that an application should be filed. Given the concerns regarding any impact on the Waterworks property, it may be deemed appropriate to conduct a Public Hearing and obtain a Wetlands Permit even

though it is not technically necessary. Plans were distributed to the Commissioners and the floor opened for questions.

Dean Guftason, Senior Soil Scientist described his soil findings and Matt Bruton, Professional Engineer discussed the storm water management plan. Chairman Bob Crochetiere inquired about a review of the plans being conducted by Dana Steele. Dana stated that he had not reviewed these plans (as they were dropped off today) but reiterated that a permit or public hearing is not required but may be in the best interest of the public given the concerns regarding the Waterworks property and the potential of a wetland impact due to possible erosion. Dana felt the conservative thing to do is to require a permit and hold a Public Hearing.

Mary Jane Perrier made a motion to receive the wetlands application, to require a wetlands permit from Scannell Properties and to hold a Public Hearing, in the interest of the public, regarding the Thrall property development at the next IWWC meeting. Roy Zettlemoyer seconded. The motion passed with a unanimous vote.

Mary Jane Perrier made a motion to change the IWWC regular meeting date of June 4, 2025 to June 5, 2025 at 7:00 PM, to hold a Public Hearing for the Thrall property with Scannell Properties. Cindy Cooper seconded. The motion passed with a unanimous vote.

b) 30 & 41 Hamilton Road

For awareness and informational purposes only, Dana Steele stated that he received a request from the Metropolitan District in Windsor regarding the warehouse that is being built at Collins Aerospace. They are in the process of connecting to the sewers which go to Windsor and the MDC. The MDC has a sewer connection fee, and their fee is not just based on what you are proposing to connect but what you potentially could connect to in the future. The connection fee is based on square footage. As such, they can reduce their fees to exclude wetland areas as this is not developable. They asked our town to confirm how many areas are designated as wetlands and the locations of these areas. Dana provided them with a map prepared by the engineer and soil scientist for the developer and also presented it to the Commission for illustration purposes. Dana concurred that the map he was provided with was acceptable and appropriate and will respond to the MDC accordingly. There is no action required by the IWWC.

XI. Communications and Bills

Bob received correspondence from the CT Bar Association for a day-long seminar. He stated that the fee is \$579.00 per person.

XII. Adjournment

Roy Zettlemoyer made a motion to adjourn the meeting. Cindy Cooper seconded. The meeting adjourned at 7:42 PM.

Respectfully Submitted,

*Valerie Mercey
IWWC Recording Secretary*