

INLAND WETLANDS AND WATERCOURSES COMMISSION

Town of Windsor Locks 2nd Floor Conference Room Meeting of June 5, 2025 7:00 PM

MEETING MINUTES

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

I. Call to Order

The meeting was called to order at 7:00 PM.

II. Roll Call – As noted above.

III. Additions to the Agenda - None

IV. Approval of the Minutes of May 7, 2025

Darry Ruitter made a motion to approve the minutes of May 7, 2025. Jay Farrelly seconded the motion. The motion passed unanimously.

V. Public Input – None

VI. Reviews – None

VII. Public Hearing

- a) IWWC Application by Scannell Properties for the development of two warehouses at the northeast corner of Old County Road and Route 20

Attorney Paul Smith, 27 S. Main Street Windsor Locks, representing Scannell Properties, 698, LLC. After giving a brief overview of the project, Mr. Smith showed a map of the property, outlined the project boundaries and highlighted the wetland areas. He stated that there won't be any construction activity within the wetlands areas or the upland review area. He also stated that all major work and construction is outside any regulated area.

Mr. Smith turned the meeting over to Dean Gustafson, Senior Soil Scientist. Mr. Gustafson described the existing conditions of the property and gave a detailed analysis of the wetland areas and general wetland conditions. He further reiterated that there would be no direct

wetland impact associated with the project. He also noted that a couple things would be implemented to further protect these wetland resources including:

- Implementing a wetland protection program that would provide additional awareness training to contractors working on the project including signage to provide contractor awareness and compliance monitoring throughout the duration of the project.
- A 40 ft. vegetative buffer conservation area along the northern side of the property.

Matthew Bruton, Professional Engineer touched upon storm drainage, erosional control and landscaping as it pertains to the wetland areas.

The public was given the opportunity to voice their concerns.

Ned Arcouette, 38 Wood Ridge Drive expressed his concern regarding all the pesticides and chemicals used on the soils for the last 50+ years. Would the residual contamination transfer through water flow, wind or other environmental factors to the adjoining properties?

David Pekarski, 37 Sycamore St. Windsor. He stated he has two concerns – the management of contaminated soils within the designated wetland areas and the pH management from the wastewater discharge. He also questioned whether the 40 ft. buffer zone was large enough and whether it would be encroached upon as time goes on.

Feedback and comments were given by Dana Steele as well as the other guests to address these concerns. Also mentioned is the site plan review on Monday night, June 9, 2025 at 6:00 PM at the PZC meeting at Town Hall where they may be better addressed.

Dana Steele then offered his recommendations in a report he prepared for the Commission (attached). Note the two additional conditions added to Dana's report after review by the Applicant via email dated June 5, 2025 (attached).

A motion was made to close the Public Hearing by Rich Pease and seconded by Jay Farrelly. The motion passed unanimously.

Jay Farrelly made a motion to approve the application by Scannell Properties for the development of two warehouses at the northwest corner of Old County Road and Route 20 based upon compliance with Dana's recommendations (1-5) outlined in his report and subsequent email. Bob Crochetiere seconded the motion. The motion passed with a unanimous vote.

VIII. Staff Discussion – None

IX. Old Business – None

X. New Business – None

XI. Communications and Bills – None

XII. Adjournment

A motion was made to adjourn the meeting by Darry Ruiter and seconded by Bob Crochetiere.
The meeting was adjourned at 8:01 PM.

Respectfully submitted,



Valerie Mercey

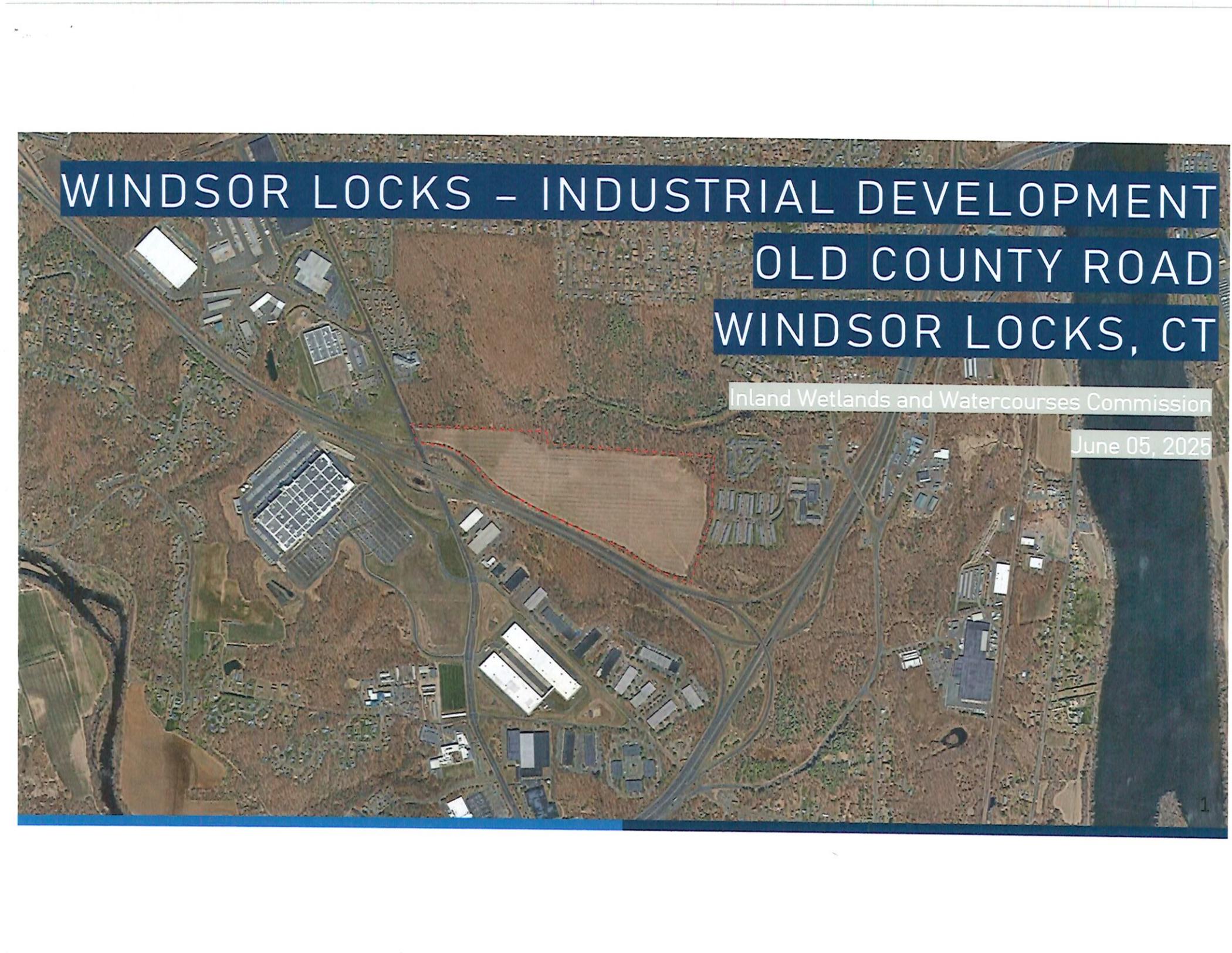
IWWC Recording Secretary

Attachments:

Power Point Presentation by Scannell Properties

Recommendation Letter to IWWC by Dana Steel, Duly Authorized Wetland Agent

Email dtd 6/5/25 by Paul Smith, Attorney to Dana Steele



WINDSOR LOCKS - INDUSTRIAL DEVELOPMENT
OLD COUNTY ROAD
WINDSOR LOCKS, CT

Inland Wetlands and Watercourses Commission

June 05, 2025

Aerial



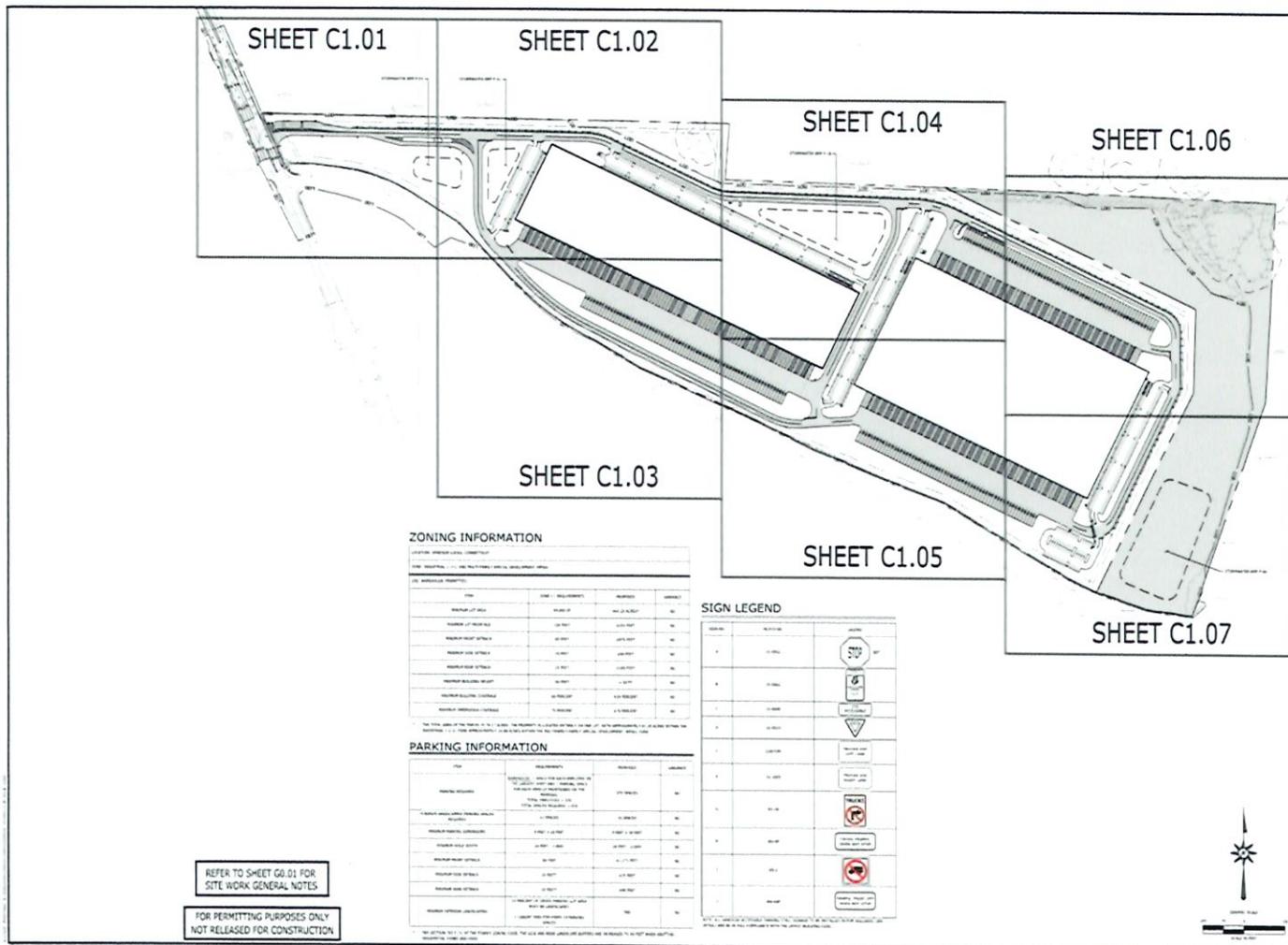
Wetlands Aerial (Town GIS Mapping)



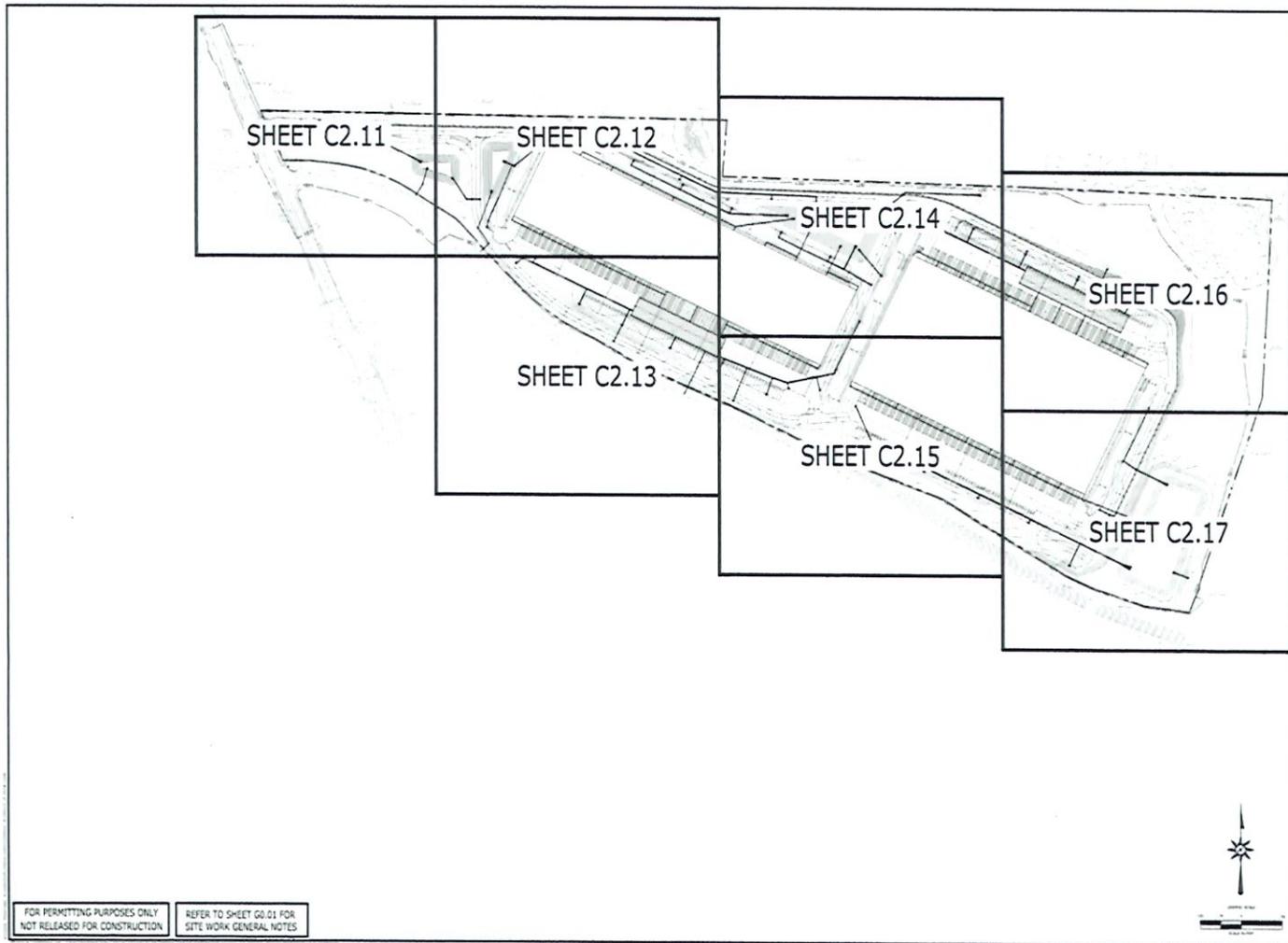
Wetlands Exhibit (Missing)



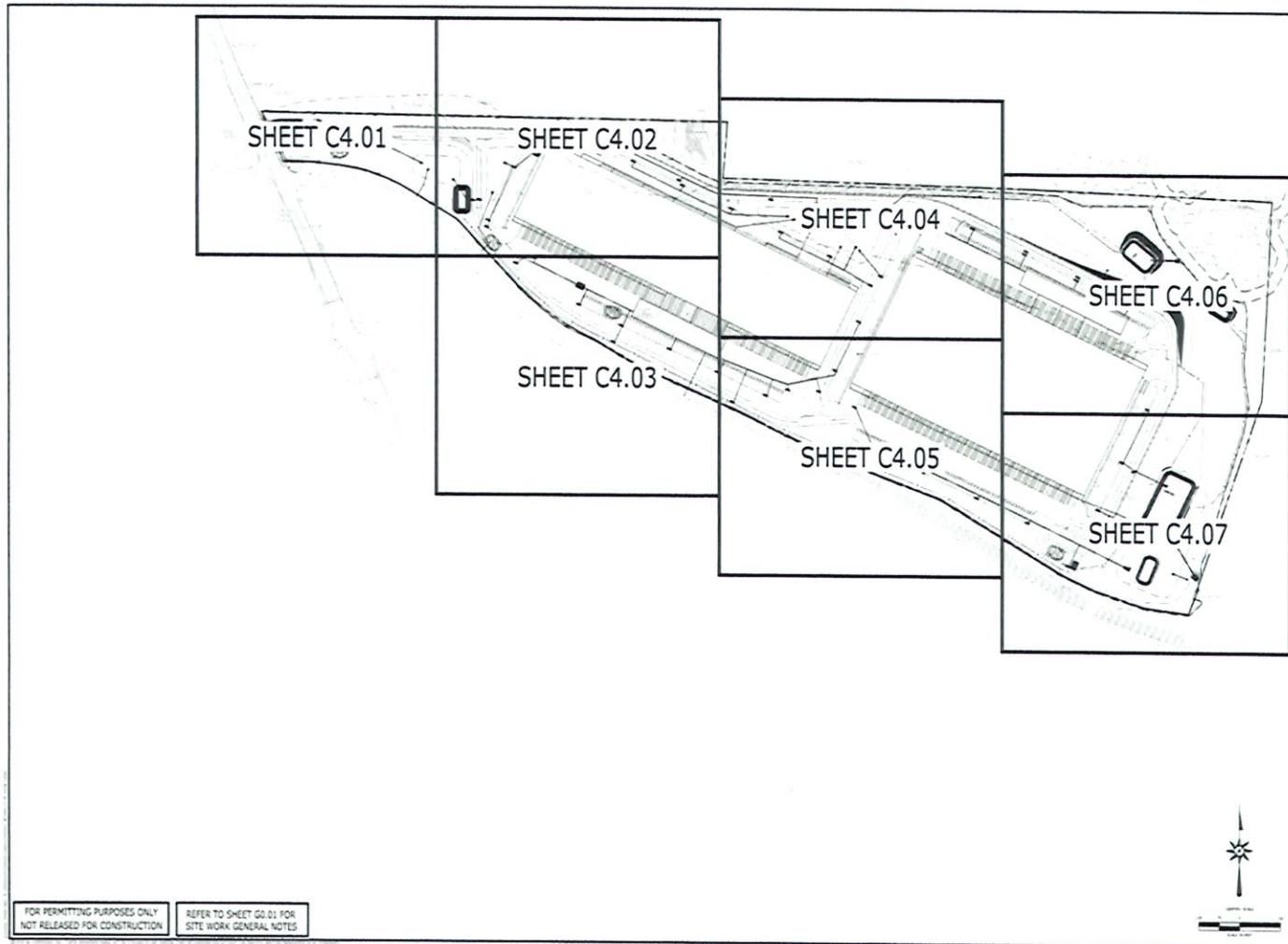
Site Plan



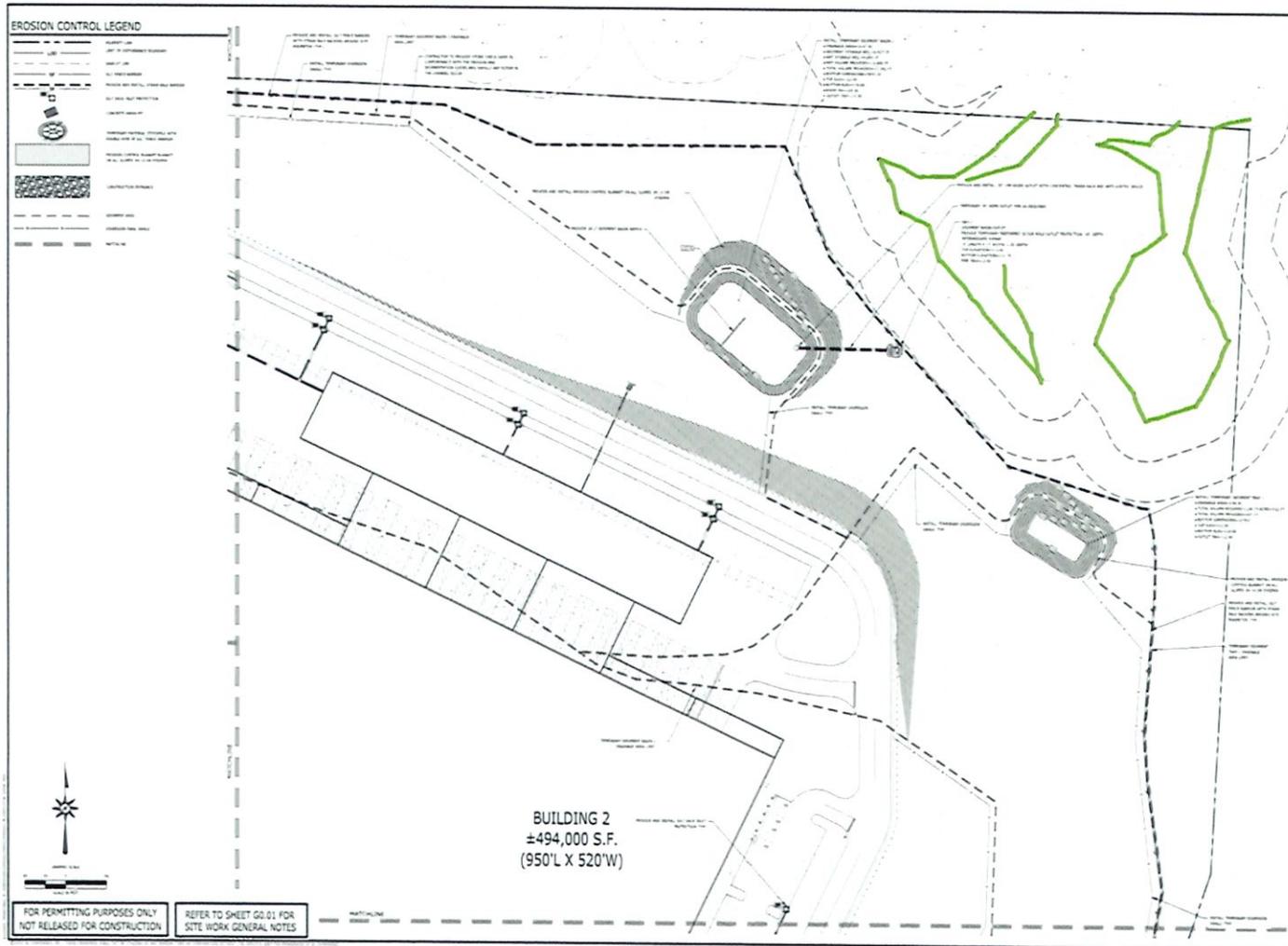
Drainage Plan



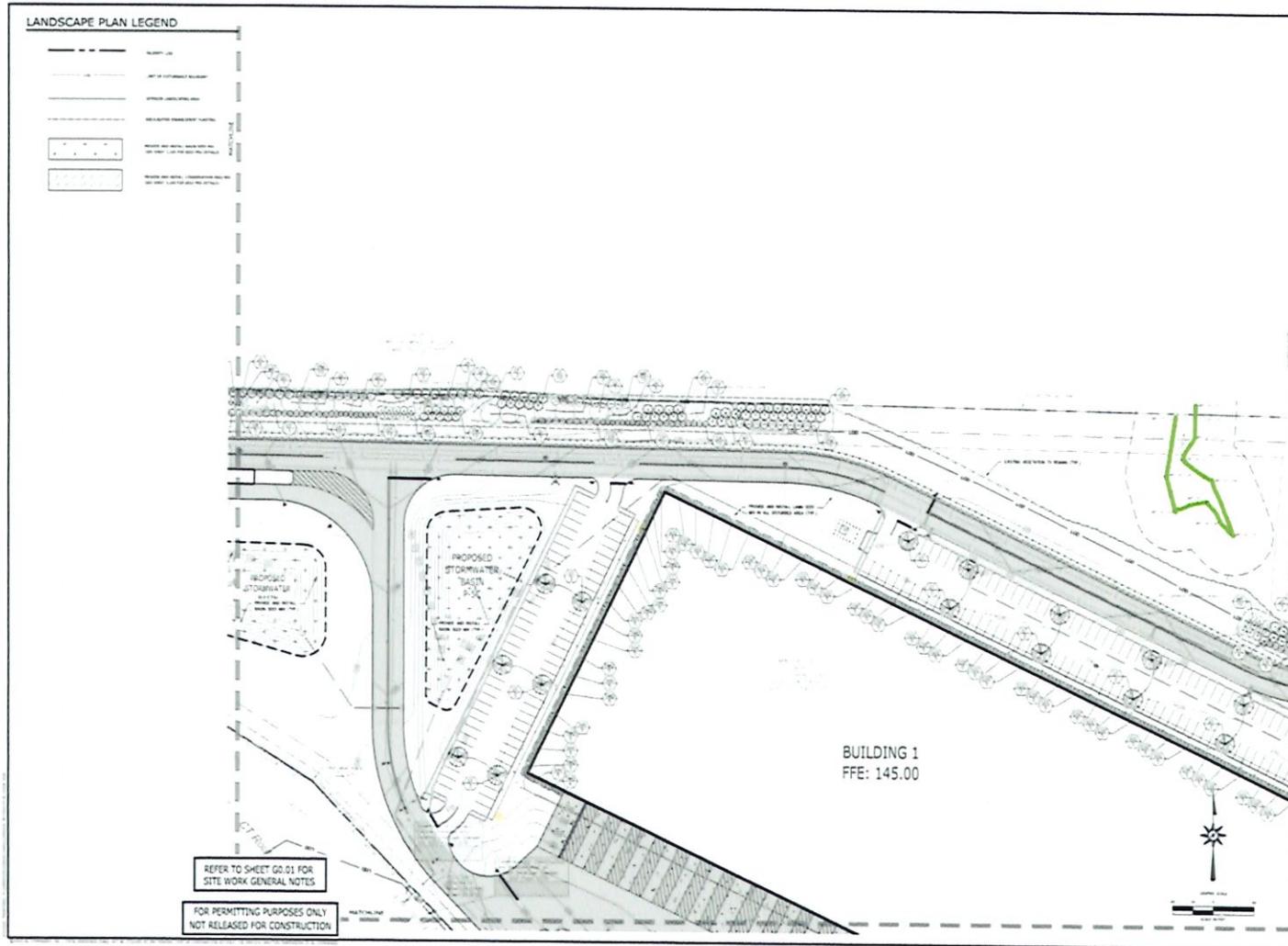
Erosion Control Plan



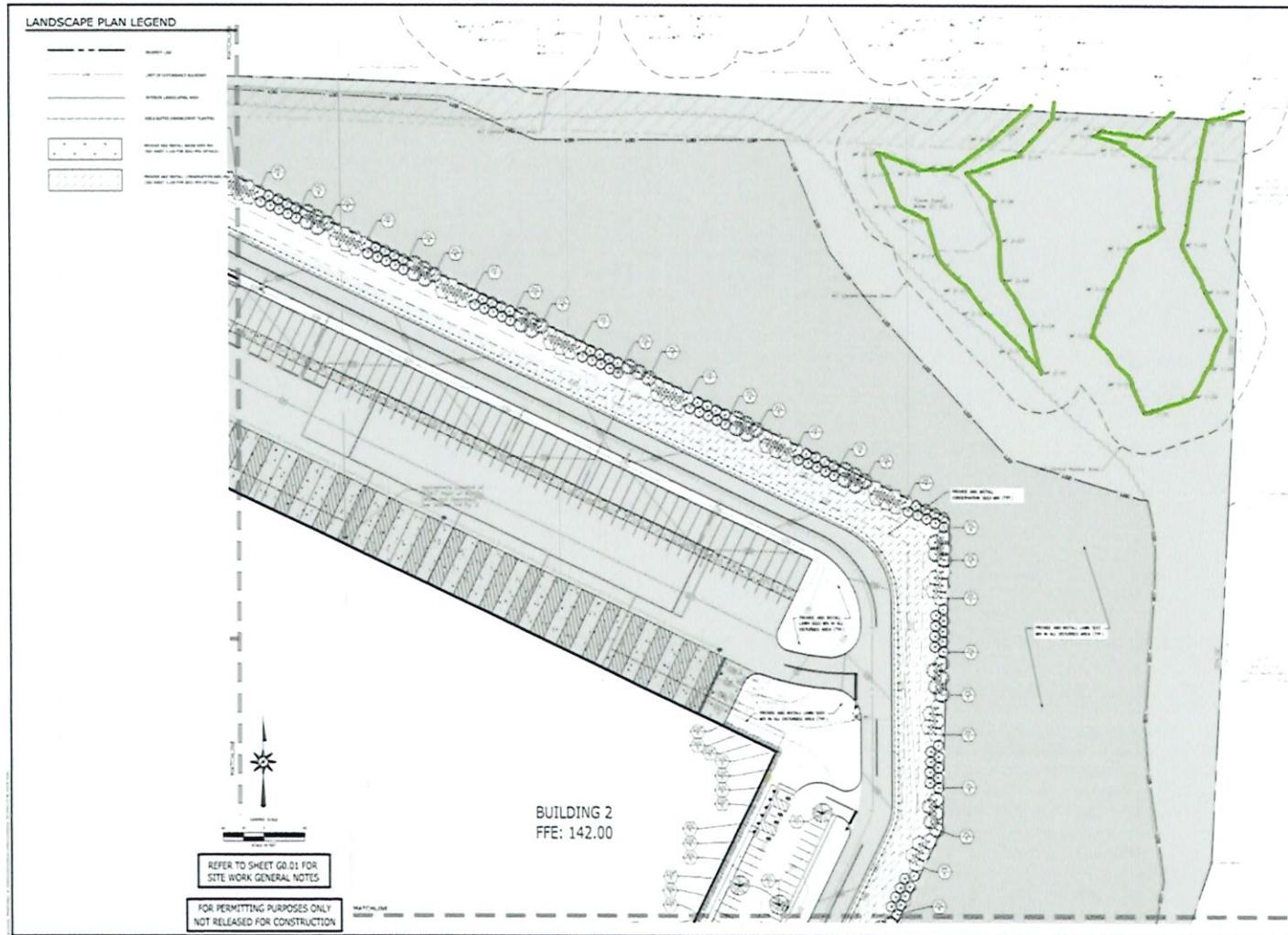
Erosion Control Plan (C4.06)



Landscape Plan (C5.02)



Landscape Plan (C5.06)





June 4, 2025

Inland Wetlands & Watercourses Commission
Town of Windsor Locks
50 Church Street
Windsor Locks, CT 06096

Re: Scannell Properties – Warehouses
Old County Road (Map 056, Block 127, Lot 001)

Dear Commissioners,

I have reviewed the plans and supporting documents for the above referenced project including:

- Inland Wetlands Application by BL Companies including 61 pages dated 5/6/25 inclusive of a Wetland Assessment Report by All-Points Technology Corp., P.C.
- Site Plan prepared by BL Companies including 106 sheets dated 5/6/25
- Stormwater Management Report by BL Companies including 316 pages dated 5/6/25

The applicant proposes to construct two warehouse buildings with associated parking, loading and stormwater management systems. The property is bounded to the north by the Town's Waterworks Brook Open Space. There are three wetland areas identified on the plans and six other areas identified just beyond the property limits. The three areas within the property are area 9 in the north central portion of the site and areas 1 & 2 in the northeastern corner of the site. All construction activities are located outside of designated wetland regulated areas. However, stormwater discharge from at least two of the three overflow pipe outlets will discharge stormwater to regulated areas.

The applicant also proposes an extensive buffer planting plan to be contained within a 40' conservation easement to protect and enhance natural resources to the north. There is no buffer in the vicinity of wetland area 9, presumably because the area already contains existing vegetation. The Applicant and Commission may discuss whether the existing vegetation limit warrants supplementary plantings.

The western and southern portion of the site along Rt. 20 currently drains to an existing CT DOT Stormwater basin to the east of the property. Two on-site subsurface infiltration chamber systems and three surface infiltration basins are proposed to treat runoff from the western and southern portion of the development and maintain existing drainage patterns.

Re: Scannell Properties – Warehouses
Old County Road (Map 056, Block 127, Lot 001)

The northeastern portion of the site along Waterworks Brook currently drains by sheet flow to various low points along the northern boundary. Some of these areas have been subject to erosion in the past including wetland area 9. The proposed development directs runoff away from these areas of concern to flatter portions of the site. Runoff is treated by a surface infiltration basin and a subsurface infiltration chamber system, each containing a piped overflow which discharges toward Waterworks Brook. Scour holes and concrete curbed level spreaders are proposed to reduce outlet velocities at these point source discharge areas. It is important to ensure these level spreaders are sufficient in length to reduce shearing stress over the downgradient surfaces. I recommend additional calculations to confirm adequacy of the level spreader length.

The Wetland Assessment refers to a breach that occurred within the man-made stormwater basin identified as wetland area 2. The Applicant and Commission may discuss the benefits of repairing this breach within wetland area 2.

An Operations & Maintenance (O&M) Plan is provided in Appendix G of the Stormwater Management Report. This Plan should be referenced on the approved Site Plan. I also recommend updating the O&M Plan to reference maximum drawdown time for the subsurface chambers and mowing practices for the infiltration basins. Catch basin cleaning should reference a depth from invert rather than a depth of debris.

The project is proposed in 3 phases, with all the perimeter improvements and stormwater systems constructed in phase 1, the western building 1 constructed in phase 2 and the eastern building 2 constructed in phase 3.

I recommend the following conditions of approval:

1. Provide calculations demonstrating adequacy of level spreader lengths at FES-105 & 106 to the satisfaction of the Town Engineer or increase length as required.
2. Reference the Operation & Maintenance Plan on the Site Plan and updated to include maximum drawdown time for the subsurface chambers, mowing practices for the infiltration basins in accordance with the CT Stormwater Quality Manual and depth of debris from invert requiring catch basin cleaning.
3. Prior to start of construction, provide an Erosion & Sediment Control bond in an amount acceptable to the Town Engineer and a form acceptable to the Town Attorney.

If you have any questions prior to the meeting, you can reach me at 860-623-0569 or dsteele@jrusso.com.

Re: Scannell Properties – Warehouses
Old County Road (Map 056, Block 127, Lot 001)

Sincerely,

Windsor Locks Town Engineer & Acting Wetland Agent

A handwritten signature in black ink, appearing to read "Dana Steele". The signature is written in a cursive style with a large, sweeping initial "D".

Dana Steele, P.E.
J.R. Russo & Associates, LLC

Dana Steele

From: Dana Steele
Sent: Thursday, June 5, 2025 5:36 PM
To: 'Paul Smith'
Cc: Daniel Madrigal; Bruton, Matthew, PE; Dean E. Gustafson
Subject: RE: IWWC Meeting of June 5, 2025 - 7:00 PM - Public Hearing - **NEW MEETING LOCATION**

Thank you. I am comfortable with these additional conditions and will recommend them to the Commission. See you tonight.

Dana P. Steele, P.E.
Windsor Locks Town Engineer



J.R. RUSSO & ASSOCIATES, LLC
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East Windsor, CT 06088
(CT) 860.623.0569 (MA) 413.785.1158
dstele@jrusso.com | www.jrusso.com

From: Paul Smith <attorneypaulsmith@hotmail.com>
Sent: Thursday, June 5, 2025 2:28 PM
To: Dana Steele <dstele@jrusso.com>
Cc: Daniel Madrigal <danielm@scannellproperties.com>; Bruton, Matthew, PE <mbruton@blcompanies.com>; Dean E. Gustafson <dgustafson@allpointstech.com>
Subject: RE: IWWC Meeting of June 5, 2025 - 7:00 PM - Public Hearing - **NEW MEETING LOCATION**

Dear Dana:

After reviewing your comments regarding wetlands area 9 and wetlands area 2 with Dean Gustafson and Matt Bruton I would like to suggest the following conditions be added to the IWWC approval:

4. Add additional conservation area to Conservation Area to include Wetland 9 area as shown on Exhibit 1.
5. Place stone in wetlands area 2 as shown on Exhibit 2 to permanently stabilize the area, final construction plan for placement of stone is subject to Town Engineers approval.

I have attached the Exhibits to this email.

Paul
Smith & Bishop LLC
27 South Main Street
PO Box 338
Windsor Locks, CT 06096