

MINUTES

- Members Present:** P. Aho, B. Chandy, L. Cooley, J. DeVivo, K. Fratoni, L. Ross, G. Tomecko, C. Wutsch
- Members Absent:** S. Accorsi
- Alternates Present:** V. Ward
- Alternates Absent:** D. Blanchard
- Staff Present:** J. Kaufman Director of Planning and Development;
J. Woodmansee, Planner II;
M. Stankov, Environmental Planner/Wetlands Agent
S. Forand, Administrative Assistant

1. CALL TO ORDER AND ROLL CALL

Aho called the meeting to order at 6:05 p.m. Members present are Aho, Chandy, Cooley, DeVivo, Fratoni, Ross and Wutsch and Alternate Ward. Alternate Ward was seated for absent member Accorsi.

2. APPROVAL OF MINUTES

2.1. Chandy MOVED, DeVivo seconded, the Approval of the July 17, 2023 minutes as presented. Cooley noted she watched the recording.

Motion PASSED unanimously.

Chandy MOVED, Ward seconded, the Approval of the Just 20, 2023 minutes as presented. Cooley noted she watched the recording.

Motion PASSED unanimously.

3. COMMUNICATIONS

- 3.1. Conservation Commission
- 3.2. Inland Wetlands Agent Monthly Report

4. PUBLIC HEARINGS

4.1. **W1629-1 Application of Wilhusky Housing, LLC for 22, 28-32 King Hill Road and 125/134 North Eagleville Road, for the construction of two mixed-use multifamily/commercial buildings.**

Aho opened the Public Hearing at 6:07 p.m. Members present are Aho, Chandy, Cooley, DeVivo, Fratoni, Ross, Tomecko, Wutsch, and Alternate Ward. Alternate Ward was seated for absent member Accorsi.

Stankov read the legal notice of the public hearing that was published in The Chronicle on July 26, 2023 and August 2, 2023 into the record.

Stankov provided an overview of the public hearing process and guidelines and information on how to participate in the hearing at the request of Aho.

The following individuals presented a detailed overview of the project on behalf of the Applicant.

- T. Cody of Robinson & Cole
- T. O'Neill of Langan Engineering
- D. Gustafson of All-Points Technology Corporation

The following individuals after their review of the projects expressed their concerns to the Commission.

- C. Eaton of Clough, Harbour & Associates (CHA)
- R. Canavan of Tighe & Bond

Commission members asked questions in regard to:

- Vegetative roof coverage
- Green roof in regard to snow & ice weight
- Sewer & water
- Conservation Commission recommendations addressed

The following individuals of the public addressed the Commission regarding the application

- T. Busky spoke on stormwater gravity flow and long-term maintenance
- D. Rhodes spoke on groundwater flow
- C. Ausburger on parking plans

T. O'Neill of Langan answered the public's questions

Staff asked questions of C. Eaton in regard to the certification of the water system.

DeVivo MOVED Chandy seconded, to close the public hearing on the Inland Wetland Application of Wilmorite LLC (Applicants/Owners), for a Multi-Family Residential Community at 22 and 28-32 King Hill Road and 125/134 North Eagleville Road (Assessor's Parcel IDs 15.33.3, 15.33.4, 15.33.5 and 9.23.26) at 7:50 p.m.

Motion PASSED unanimously

5. OLD BUSINESS

- 5.1. **W1629-1 Application of Wilhusky Housing, LLC for 22, 28-32 King Hill Road and 125/134 North Eagleville Road, for the construction of two mixed use multifamily/commercial buildings.**

DeVivo volunteered to work with staff on an approval motion

6. NEW BUSINESS

- 6.1. **W1631-1 Application of Benchmark Cascade, LLC for a permit to conduct regulated activities associated with a proposed multi-family housing project located at 541 Middle Turnpike**

Cooley MOVED, DeVivo seconded, to:

- 1) Receive the application of Benchmark Cascade, LLC for a permit to conduct regulated activities associated with a proposed multi-family housing project at 541 Middle Turnpike;
- 2) Refer the application to staff and the Conservation Commission;
- 3) Authorize Landtech LLC to continue reviewing the application in accordance with their previous contract for this parcel and applicant, noting that any and all expenses involved in this review shall be borne by the applicant;
- 4) Request that staff schedule a public hearing on October 2, 2023 at 6 p.m. in the Council Chambers, Audrey P. Beck Municipal Building, 4 South Eagleville Road.

Fratoni recused herself

Motion PASSED unanimously. (8-0-1)

- 6.2. **W1632-1 Application of Benchmark Cascade, LLC for a permit to conduct regulated activities associated with a proposed mixed-use building located at 555 Middle Turnpike**

Wutsch MOVED, DeVivo seconded, to:

- 1) Receive the application of Benchmark Cascade, LLC for a permit to conduct regulated activities associated with a proposed mixed use multi-family housing and commercial project at 555 Middle Turnpike;
- 2) Refer the application to staff and the Conservation Commission;
- 3) Authorize Landtech LLC to continue reviewing the application in accordance with their previous contract for this parcel and applicant, noting that any and all expenses involved in this review shall be borne by the applicant;
- 4) Request that staff schedule a public hearing on October 2, 2023 at 6 p.m. in the Council Chambers, Audrey P. Beck Municipal Building, 4 South Eagleville Road.

Fratoni recused herself

Motion PASSED unanimously. (8-0-1)

7. OTHER COMMUNICATIONS AND BILLS

- 7.1. **Roberts Brook Pumping Station Culvert Replacement Project at UConn's Fenton Wellfield Access Road**

8. REPORTS FROM OFFICERS AND COMMITTEES

9. ADJOURNMENT

Aho adjourned the meeting at 8:10 p.m.

Respectfully submitted,



Sandy Forand
Administrative Assistant