

DRAFT MINUTES

Members Present: S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, R. Hall, D. Plante, K. Rawn, V. Ward

Alternates Present: K. Fratoni, J. Devivo

Staff Present: L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planning Specialist; Kevin Deneen, Town Attorney

CALL TO ORDER AND ROLL CALL

Aho called the meeting to order at 6:30 p.m. Members present were Accorsi, Aho, Chandy, Cooley, Cotton, Hall, Plante, Rawn and Ward and alternates Fratoni and Devivo. Neither alternate was seated.

APPROVAL OF MINUTES

Ward MOVED, Chandy seconded approval of the April 6, 2020 minutes as presented.

Motion PASSED unanimously.

COMMUNICATIONS

Kaufman reviewed her monthly business report including two pending violations. The agency authorized Kaufman to pursue the violations without a field trip being scheduled, particularly in light of the current social distancing recommendations due to COVID-19.

PUBLIC HEARINGS

W1611-1- Application of J.E. Shepard Company and Capstone Collegiate Communities-Construction of a 358-Unit Multi-family Development-1621 Storrs Road and Middle Turnpike (Assessor Parcel IDs 9.23.1, 9.23.7 and 9.23.8)

Aho opened the hearing at 6:42 p.m. Members present were Accorsi, Aho, Chandy, Cooley, Cotton, Hall, Plante, Rawn and Ward and alternates Fratoni and Devivo. Neither alternate was seated.

Aho enquired whether Accorsi and Hall had watched the video of the March 4, 2020 meeting; both responded that they had not yet watched the video. Aho reminded them that they needed to review the video prior to the start of deliberations in order to participate in deliberations.

Kaufman noted that this was a continuation from a hearing opened on March 4, 2020 and identified the following additional communications:

- The applicant submitted a response to John Silander's 3-04-2020 comments; a response to NV5's report dated 2-28-2020; info regarding the Kardestuncer property

wetlands delineation; a response to the Vidich report dated 3-23-2020; a response dated 4-30-2020 addressing questions from Land Tech and Dr. Klemens provided a response to NV5's report dated 5-04-2020.

- The intervener submitted a response to the applicant dated 4-27-2020.
- The IWA's consultant, Land Tech, provided comments dated 4-27-2020.
- Communications from the public included comments from Stacey Boothroyd dated 3-10-2020; comments from Cynthia Hirschorn dated 3-11-2020; John Silander's rebuttal to the applicant's response to his comments dated 4-13-2020; comments from Todd Friedland dated 4-26-2020; comments from Ayla Kardestuncer dated 5-03-2020; Charlie Vidich's rebuttal to the applicant's response dated 5-04-2020 and comments from Michael Soares dated 5-04-2020.

Site plans and Stormwater Management Report are the most current versions and reflect the changes Land Tech's 1-16-20 comments.

Tom Cody, Robinson & Cole, introduced the applicant team including:

- Geoffrey Fitzgerald, Bohler Engineering
- Eric Davison and Michael Klein, Davison Environmental
- Dr. Michael Klemens, Michael W. Klemens LLC
- David Fresk, The Shepard Company
- Amanda Wallis, Capstone Collegiate Communities

Mr. Cody provided a brief overview of the application and reviews that have occurred since the March 4, 2020 public hearing. Issues addressed in the applicant's presentation, (submitted prior to the meeting and provided to IWA members in the meeting packet) included:

- Delineation of wetland boundary on abutting property owned by Ayla Kardestuncer
- Characteristics of and differences between upland review areas and wetland buffers/functions
- Changes to wetland buffer landscape plan
- Clarification on stormwater system including response concerns raised regarding proposed level spreaders
- Snow and ice management plans
- Overview of impacts of Discovery Drive on the vernal pool as compared to proposed development
- Analysis of edge effect that existed prior to and post development of Discovery Drive and applicability of edge conditions given
- Overview of vernal pool conditions, impacts of Discovery Drive development and proposed habitat restoration area

Geoffrey Fitzgerald, Bohler Engineering, Michael Klemens, Michael Klemens LLC, Eric Davison and Michael Klein, Davison Environmental presented information.

Mark Branse, Halloran and Sage, introduced the intervener team including:

- Richard Roberts, Halloran and Sage
- Bob Sitkowski, UConn
- Rob Corbett, UConn
- Lynn Brass-Smith, NV5
- Scott Angus, NV5
- Steve Normandin, NV5

Mr. Branse provided a brief overview of the intervener's position. A copy of their presentation was submitted for the record prior to the meeting. Issues addressed in the applicant's presentation included discussion of the impact on Critical Terrestrial Habitat and potential precedents stemming from IWA approval of the application. Steve Normandin, The meeting paused for a break from 8:55 p.m. to 9:15 p.m.

After the break, Lynn Brass-Smith, and Robert Corbett spoke on behalf of the intervener. Mark Branse summarized the intervener's position.

Chris Allan introduced the IWA's consultant team including himself and Rob Pryor of Land Tech. Mr. Allan provided an overview of the reviews conducted to date. The LandTech team stated that they believe the applicant has provided acceptable responses to issued outlined in their most recent review. These responses include the modeling of hydrologic effects of development, nutrient attenuation, and presence of rare species as well as providing a more robust argument regarding the functions of the wetland buffer and how development activities within the buffer will not impact the wetlands.

The meeting paused for a break from approximately 10:25 pm to 10:40 pm to allow technical issues to be attended to and to allow the public to call in.

Aho invited members of the public to speak in the order they signed in, with proponents speaking first, and opposed speaking second. Kaufman asked that members of the public identify if they are on any Town boards, commissions, or committees, and if so whether they are speaking on behalf of the group or as an individual. Todd Friedland of 35 Beech Mountain Road spoke in favor of the application. Martin Hirschorn of 63 Davis Road spoke in favor of the application. Martin serves on the Economic Development Commission and was representing himself. John Silander of 30 Silver Falls Lane spoke in opposition of the application. Silander serves on the Conservation Commission and was representing himself.

Ward MOVED, Plante seconded, to continue the hearing of W1611-1.

Motion PASSED unanimously.

OLD BUSINESS

A. W1611-1- Application of J.E. Shepard Company and Capstone Collegiate Communities-Construction of a 358-Unit Multi-family Development-1621

Storrs Road and Middle Turnpike (Assessor Parcel IDs 9.23.1, 9.23.7 and 9.23.8) (Assessor Parcel IDs 9.23.1, 9.23.7 and 9.23.8)

Tabled to June 1, 2020 at 6:30 p.m.

ADJOURNMENT

The meeting was adjourned at 10:50 p.m.

Respectfully Submitted:

Emmy A. Galbraith

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Administrative Assistant