

**Inland Wetlands Commission
Special Virtual Meeting
Final Minutes
September 3, 2020**

The Special Virtual Meeting was called to order at 1:00 p.m.

Roll Call:

Lee Reichart, Chairman, Raul Ferreira, Dennis Unites, William Wright and Alternate Nick Salerno [seated for Michael Finiguerra]. Also, present, Candace Palmer- WEO.

Commission members and applicants accessed the meeting remotely via Webex by computer or phone.

Old Business:

IW #20-08 WinnDevelopment Company LP-Applicant / Frank C. DeCiantis, Owner (William R. Sweeney, Esq.-Agent) - Seeking a permit for an 82-unit residential apartment building with affordable housing, parking, stormwater management, utilities and associated landscaping within the upland review area. Property located on 27 West Broad St. and 15 Coggswell St., Pawcatuck. Assessor's Map 1 Block 4 Lots 18 & 19, Zone PV-5.

Mr. Sweeney presented the application on behalf of WinnDevelopment Company. Mr. Sweeney introduced the development team. Mr. Sweeney provided history and background of the site, the former Campbell Grain Building. The site has been heavily disturbed and historically used as commercial. The building has been demolished and the only remaining structures are the foundation and a shed. The site is also up against a hill leading up to the Amtrak railroad. The site has been underutilized for many years and a high priority for development for the Economic Development Commission. The applicant is proposing a five-story apartment building with four stories of apartments and a garage underneath. Mr. Sweeney spoke specifically to the items within the upland review area and the creation of passive open space in this area. They are facilitating an easement for access to the river by the public. This could also give the ability for a pedestrian bridge across the river. The property is flood prone and in the 100-year storm flood plain. They have raised the building to meet FEMA standards. They feel the development will provide better conditions than are currently on site for the Pawcatuck River.

Paul Vitaliano, project engineer presented the site plan. Mr. Vitaliano reviewed the parking and access to the site. Primary access will be from Coggswell Street. They have met the base flood elevations for the development. The building is built into the hillside. They will be adding landscaping and vegetation to the site along the river as well as the rear of the building. They are proposing a tiered retaining wall and a rear patio for residents. The storm water management shows no increase in run off from the development and have proposed a series of catch basins and pipes which will flow to a sediment filtration device ultimately draining out to the catch basin on Coggswell Street. They have worked with the Town Engineer to deal with flooding at the end of Coggswell Street, they can regrade and install rip rap with no impact to the wetlands or upgrade the pipe at the end of the street which will cause temporary impact to the wetland but manage the flooding.

Jeff Shamas, wetland scientist, stated there are no inland wetland soils on site, and mapped the boundaries of the Pawcatuck River watercourse. The existing conditions have several different soil conditions on site. Mr. Shamas spoke to the functions and value of the river and stated those functions will not be impacted by this development and potential benefits in the long term.

Mr. Sweeney summarized the application.

Mr. Wright asked what the greatest impact of installing a new pipe at the end of Cogswell Street. Mr. Vitaliano stated they would pull out the existing pipe and install the larger pipe lower into the ground to make up for the larger sized pipe. He estimates about 25 square feet of disturbance and erosion and sedimentation controls would be used. Mr. Shamas stated it would not be a negative impact and be a positive impact. The construction would take about a day or two. Mr. Ferreira asked about stabilizing the soil after changing out the pipe. Mr. Vitaliano stated it sits on gravel currently and is very shallow which they can stabilize with an erosion mat if needed. The applicant would be doing this in supervision with the Town as it is a town owned pipe. Mr. Reichert asked for clarification on the pipe replacement length. They would only be replacing the last 50 feet of the pipe from the catch basin.

Mr. Sweeney stated that they are working on the public easement with the Planning and Zoning Commission and that approval will be part of their application to the Planning and Zoning Commission.

Mr. Salerno asked about the rip rap at the end of Cogswell Street. Mr. Vitaliano stated it would be up to the Town Engineer and they are open to what they would like to do. It is town land and part of the dedicated road bed up and into the river. Mr. Unites asked for clarification that the retaining walls currently against the river will not be disturbed. Mr. Vitaliano confirmed and stated they will be seeding grass up to that point, but no work on the structures.

Mr. Wright moved to approve the application with the following stipulations:

1. The new pipe will be installed per the town's engineer's recommendation and is to be installed during dry weather.
2. Staff shall be notified prior to the start of construction to inspect sediment/erosion control measurements.

Motion seconded by Mr. Ferreira, vote by roll call, all in favor 5-0. Motion approved.

Minutes:

Mr. Ferreira moved to approve the minutes of the August 6, 2020 meeting, seconded by Mr. Unites, all in favor 5-0. Motion approved.

Mr. Ferreira moved to approve the minutes of the August 29, 2020 meeting, seconded by Mr. Unites, all in favor 5-0. Motion approved.

Enforcement Officer's Report: Manor Street.

Ms. Palmer stated she met with the homeowner's attorney and they have come to an agreement on the fill and pipes to be removed.

Mr. Ferreira moved to adjourn, seconded by Mr. Unites, all in favor 5-0. The meeting adjourned at 1:50 p.m.


Dennis Unites, Secretary