

**TOWN OF SOUTH WINDSOR
INLAND WETLANDS/CONSERVATION COMMISSION**

Minutes

- 1 -

January 4, 2017

MEMBERS PRESENT: Elizabeth Warren, Barbara Kelly, John Blondin, Adam Reed, Art Jennings, Audrey Delnicki, Richard Muller, John Phillips

ALTERNATES PRESENT: none

STAFF PRESENT: Jeffrey Folger, Sr Environmental Planner/Conservation Officer
Donna Thompson, Recording Secretary

Chairperson Warren called the meeting to order at 7:00 pm.

PUBLIC PARTICIPATION: none

PERMIT EXTENSIONS: Appl. #11-38P – Buckland Commons – 350 Buckland Rd

Motion to: approve a five year permit extension for Appl. #11-38P – Buckland Commons – 350 Buckland Rd – IWA/Conservation Commission application for the construction of two commercial buildings, parking lots, access drives, stormwater structures and associated improvements. The site located southerly of Deming Street and easterly of Buckland Road. Buckland Gateway Development Zone, with the following conditions:

1. The final approved copy of the entire set of plans and this letter reproduced thereon must be submitted to the Planning Department. This must be completed within 65 days of approval prior to any construction activity on the site. Plans submitted to Planning & Zoning Commission shall be considered having met this requirement.
2. The application shall indemnify and hold harmless the Town of South Windsor against any liability, which might result from the proposed operation or use.
3. The permit is valid for five years and shall expire on January 4, 2022. It is the landowner(s)/applicant(s) responsibility to track expiration dates and notify the Commission of a renewal request at least 65 days prior to expiration.
4. Bonds shall be collected in the amount of \$30,000 for installation of stormwater system, \$10,000 to ensure proper placement and maintenance of erosion and sediment controls and \$20,000 for wetland mitigation. Wetland mitigation bond shall be held for three growing seasons to insure successful establishment of the proposed plantings.
5. All approvals required must be obtained and submitted prior to any activity on the site.
6. A contact person shall be identified on the plans.

Was made by: Commissioner Kelly
Second by: Commissioner Delnicki
The motion carried and the vote was unanimous

CORRESPONDENCE AND REPORTS: Commissioner Philips had correspondence from the Connecticut Forest & Park Association (CFPA) regarding Resolution Act 16-1, which was passed in 2016 but must be passed again in 2017, regarding better protection of public lands from being sold, traded, or given away in the General Assembly without appropriate public input. The Association is requesting organizations that support this effort to protect public lands in Connecticut to sign on to a letter which explains the reforms necessary to better protect public lands.

Motion to: have the Conservation Commission sign on to the list of organizations that support Resolution Act 16-1, and notify the Connecticut Forest & Park Association of this endorsement

**TOWN OF SOUTH WINDSOR
INLAND WETLANDS/CONSERVATION COMMISSION**

Minutes

- 2 -

January 4, 2017

Was made by: Commissioner Phillips
Second by: Commissioner Blondin
The motion carried and the vote was unanimous

Mr. Folger will communicate the Commission's endorsement to Eric Hammerling, Executive Director, Connecticut Forest & Park Association.

BONDS: none

MINUTES: December 21, 2016, approved by consensus

CONSERVATION COMMISSION: Mr. Folger stated that it has been pretty quiet.

WETLAND OFFICER: Mr. Folger stated that letters have been sent to Clark Estates and the brewery to improve and maintain their erosion controls.

PUBLIC HEARING: 7:10 pm

Appl. 16-59P - Sunset Hill Subdivision – 377 Deming St – IWA/CC application for an 8-lot residential subdivision and utilities and associated improvements on property located southerly of Deming St and easterly of Ridge Rd., AA-30, Residential Zone. **Continued from 12/21/2016.**

James Bernardino, Design Professionals, gave an overview of his presentation from the December 21, 2016 meeting, and addressed the concerns and comments from the commissioners and Town staff that were initiated at that meeting. Updated plans have been provided to the commission addressing comments received from the Town Engineer, Planning and Zoning, IWA/CC and staff support. The application will be presented to the Planning and Zoning Commission next week and should be on track with responses to all comments and questions received. The updated plans show landscaping, specifications for the seed mix in the replication area that has been relocated to the other side of the isolated pond on the western side of the property along Ridge Road. The fence has been removed from the proposed detention basin but a fence will remain along the replication area as well as around the existing pond for safety measures. All site runoff is being collected and conveyed to their proposed stormwater facility. A collection swale will relay the water to the detention basin to ensure that no flow will go off the site toward Ridge Road without being collected and detained first. The Engineering Department provided preliminary plans that had not been implemented in the past due to lack of funding by the Town. The current flooding concerns along Ridge Road are outside of this development area. They have provided detail to the Town Engineer to show that the drainage pipe in Ridge Road is of adequate size and capacity to collect the stormwater flow from the site. Modifications were made per the Town Engineer's recommendations to provide a smaller, lower low flow outlet to detain the smaller storms longer. Approximately 200 square feet of restoration will be done in the area around the outlet from the 15" pipe. The existing channel needs re-stabilization by cleaning out the existing rip rap, shape the channel appropriately, put in a gravel base, filter fabric and replace the rip rap. This restoration was not part of the original plan but it is an appropriate mitigation to an existing erosion problem. The impervious area without Parcel A will be approximately 20.6% for the development site.

Mr. Folger stated that it is appropriate to add the rip rap plunge pool which will slow the existing water coming there and provide a more stable measure for that intermittent watercourse.

**TOWN OF SOUTH WINDSOR
INLAND WETLANDS/CONSERVATION COMMISSION**

Minutes

- 3 -

January 4, 2017

Commissioner Phillips reviewed minutes from the previous meeting and visited the site. Commissioner Phillips proposed a deed note be added on Lot 1 to protect the replication area from future homeowner activity.

Mr. Folger stated that the Town Engineer is satisfied with the size of the orifice at the inlet structure from the detention basin and the condition at the outfall and re-stabilization at the conveyance area.

Chair Warren walked the site.

Motion to: close the public hearing for Appl. #16-59P, at 7:35 pm

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

The motion carried and the vote was unanimous

NEW BUSINESS:

Appl. 16-59P - Sunset Hill Subdivision – 377 Deming St – IWA/CC application for an 8-lot residential subdivision and utilities and associated improvements on property located southerly of Deming St and easterly of Ridge Rd., AA-30, Residential Zone.

Commissioners were satisfied they had all information necessary to make a determination.

Motion: based on the record as a whole presented at the public hearing, move for a finding of no prudent or feasible alternative for Appl. #16-59P

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried and the vote was unanimous

Motion to: to approve Appl. #16-59P, **Sunset Hill Subdivision – 377 Deming St – IWA/CC** application for an 8-lot residential subdivision and utilities and associated improvements on property located southerly of Deming St and easterly of Ridge Rd., AA-30, Residential Zone, with the following conditions:

1. The final approved copy of the entire set of plans and this letter reproduced thereon must be submitted to the Planning Department. This must be completed within 65 days of approval prior to any construction activity on the site. Plans submitted to Planning & Zoning Commission shall be considered having met this requirement.
2. The applicant shall indemnify and hold harmless the Town of South Windsor against any liability, which might result from the proposed operation or use.
3. The permit is valid for five years and shall expire on January 4, 2022. It is the landowner(s)/applicant(s) responsibility to track expiration dates and notify the Commission of a renewal request at least 65 days prior to expiration.
4. A bond shall be collected in the amount of \$5,000 to ensure proper placement and maintenance of erosion and sediment controls; a bond shall be collected in the amount of \$10,000 for installation and initial maintenance of stormwater controls; and a bond shall be collected in the amount of \$5,000 for the installation and stabilization of the wetland mitigation on the site; such bond shall be held for three growing seasons after the initial installation of the plants to ensure inspection and removal, if needed, of any invasive plants.
5. A Deed Note shall be placed on Lot #1 stating that there is no filling or dumping of yard or household materials into the area as delineated by the fencing protecting the

**TOWN OF SOUTH WINDSOR
INLAND WETLANDS/CONSERVATION COMMISSION**

Minutes

- 4 -

January 4, 2017

replication area.

6. All approvals required must be obtained and submitted prior to any activity on the site.
7. A contact person shall be identified on the plans.

Was made by: Commissioner Phillips

Second by: Commissioner Kelly

The motion carried and the vote was unanimous

OLD BUSINESS: Holiday Party will be at Sawadee at 6:00 pm on January 25, 2017. Folger will get headcount and make reservation the Friday before the event.

OTHER BUSINESS: The Commission discussed the invitation received from the Chair of the Economic Development Commission regarding a workshop being held on January 25, 2017. Based on the information provided, the consensus was that this presentation on Economic Development was not part of the Inland Wetlands Agency/Conservation Commission's venue.

APPLICATIONS RECEIVED: none

ADJOURNMENT:

Motion to: adjourn at 7:46 pm

Was made by: Commissioner Delnicki

Second by: Commissioner Phillips

The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson

Recording Secretary

Approved: February 15, 2017