

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

Minutes

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February 15, 2017

MEMBERS PRESENT: John Phillips, John Blondin, Adam Reed, Art Jennings, Audrey Delnicki, Richard Muller

ALTERNATES PRESENT: none

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

Secretary Phillips called the meeting to order at 7:00 pm.

PUBLIC PARTICIPATION: none

PERMIT EXTENSIONS: none

CORRESPONDENCE AND REPORTS:

Folger provided a handout regarding the **Connecticut Land Use Law for Municipal Land Use Agencies, Boards and Commissions** seminar being held at Wesleyan University on March 25, 2017. The cost is \$55.00 per person which will be funded by the Town for anyone wishing to go. An excellent group of attorneys will be presenting a full range of information applicable to land use issues.

Folger also provided a handout, and will follow up with an email to Commissioners, from the State of CT Council on Environmental Quality regarding their report promoting the elimination or deduction of incentives for solar arrays on agricultural and forest land. The trend is to build on open spaces of farm land or clearing forested areas for solar projects. The roofs of existing buildings could be used, as well as parking lots and brown fields. At this point there is no environmental review for most of these solar projects. There is a need to have policies put in place instead of just a "rubber stamp" process.

BONDS: none

MINUTES: January 4, 2017, approved by consensus

CONSERVATION COMMISSION: Folger stated that in the spring, a variety of bare root seedlings will be planted on the Barton property. It was suggested and found agreeable to use this work as scout projects.

WETLAND OFFICER: Folger reported that with the recent snow all sites are stable. Folger is mentoring the new Wetlands Officer for the Town of Vernon a couple of hours a week.

PUBLIC HEARING: none

NEW BUSINESS:

Appl. #17-04P – Toll Land 18 Limited Partnership, The Estates at South Windsor – R022 and R024 Graham Rd – **Determination of Public Hearing** - Inland Wetlands/Conservation Commission application for approval of a 45-lot residential subdivision and associated

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improvements located easterly of Graham Rd and southerly of Joseph Lane. Rural Residential (RR) and A-20 Residential Zone.

Folger stated that fourteen acres will remain open space. The Town is inclined not to take ownership of the open space. As an association owned open space parcel it can continue to be leased out for agricultural purposes. There is contaminated soil on-site and remediation will be needed. Discharge from the site will be directed to the wetlands and ultimately an unnamed watercourse on Town owned open space on the west side of Graham Road. Where the proposed discharge ends there is the possibility of erosion occurring prior to the runoff reaching the watercourse – this will have to be addressed and corrected. There will be detention on-site. There are no wetlands on the site.

Motion: to set a public hearing for Appl #17-04P at the meeting scheduled on 3/15/2017, due to the potential for public interest and impact to wetlands and watercourses

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

OLD BUSINESS: none

OTHER BUSINESS: Election of Officers

Commissioner Muller nominated Elizabeth Warren as Chairperson, seconded by Commissioner Delnicki. There were no other nominations. Nominations were closed. Secretary cast one ballot. The vote was unanimous.

Commissioner Muller nominated Barbara Kelly as Vice Chairperson, seconded by Commissioner Blondin. There were no other nominations. Nominations were closed. Secretary cast one ballot. The vote was unanimous.

Commissioner Blondin nominated John T. Phillips as Secretary, seconded by Commissioner Jennings. There were no other nominations. Nominations were closed. Secretary cast one ballot. The vote was unanimous.

APPLICATIONS RECEIVED: none

ADJOURNMENT:

Motion to: adjourn at 7:27 pm
Was made by: Commissioner Delnicki
Second by: Commissioner Muller
The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson
Recording Secretary

Approved: March 15, 2017