

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

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December 21, 2016

MEMBERS PRESENT: Barbara Kelly, John Blondin, Adam Reed, Art Jennings, Audrey Delnicki

ALTERNATES PRESENT: Stephen Wagner sitting for Elizabeth Warren

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

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

PUBLIC PARTICIPATION: none

PERMIT EXTENSIONS: none

CORRESPONDENCE AND REPORTS: none

BONDS: none

MINUTES: December 7, 2016, approved by consensus

CONSERVATION COMMISSION: At the request of the South Windsor Police Department, the Park and Recreation Department has done some clearing of invasives at Lawrence Road Park. The Police Department had concerns about unauthorized activities at the park by teenagers and more visibility of the area would be advisable. Also, a trail has been established and will be maintained at the park. In addition, as a scout project, there will be a fishing dock built at the pond.

WETLAND OFFICER: Mr. Folger requested that an issue at 16 Kupchunos Drive be addressed under New Business.

PUBLIC HEARING: 7:10 pm

Appl. #16-57P – Berry Patch III LLC. – 175 Oakland Rd — Inland Wetlands/Conservation Commission application for approval of a 78 unit Multi Family Development, stormwater structures and associated improvements on property located south Oakland Road, AA-30, Residential Zone. **Continued from 12/7/2016.**

James Bernardino, Design Professionals, stated that new plans have been submitted to Town Departments with all outstanding staff comments addressed. The overflow spillway for the water quality basin has been extended to the wetland boundary; there is rip rap protection; the underground stormwater pipes have been enlarged. To accommodate the poor infiltration testing results, the system is designed as if there is no infiltration on the site. The system will capture, hold and detain water, so it is attenuated to be at or below pre-development conditions. The two outfalls to the wetlands will be stabilized with an impact basin, headwall, energy dissipater and the rip rap channel extended to the bank of the stream. The retaining walls

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proposed should be adequate, but the Town Engineer will be consulted prior to construction. The walkway bridge will be removed and the area landscaped with appropriate vegetation to close off the area. There was some contaminated soil found which will be dealt with on site. A conservation easement will be placed on 3.6 acres.

Commissioners Kelly and Blondin stated that they had inspected the site.

Mr. Folger stated that all staff concerns have been addressed.

Motion to: close the public hearing for Appl. #16-57P, at 7:47 pm

Was made by: Commissioner Blondin

Second by: Commissioner Jennings

The motion carried and the vote was unanimous

Commissioner Muller read the legal notice as published in the Journal Inquirer into the record.

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.

James Bernardino, Design Professionals Inc, presented the application. Mr. Bernardino stated that the property will be divided into seven residential building lots and the existing tree farm, which will remain in operation. The builder will only have five of the lots for development at this time. The two lots closest to the tree farm will remain with the current owner of the property. The project will entail extending Gilbert Lane approximately 600 linear feet from where it currently ends at a cul-de-sac; as well as an extension of approximately 450 linear feet of Loomis Road. The extension of the Gilbert Lane will require filling in the small wetland located there and will require mitigation. The mitigation proposed will be the enlargement of the pond located on the property. The pond is man made, ground water fed, dry at this time due to low water table and mainly for conveyance. There will be two catch basins on Ridge Road that will discharge through swales to the wetlands to the west along Buckland Road. There will be 3,875 square feet of wetland disturbance, which is more than originally proposed due to modifications needed to the plan. Most of the sheetflow will go to the detention area. Very little sheetflow from lot 3 only will go to Ridge Road. There are no plans to accommodate the extra waterflow to Ridge Road, even though there currently exists a severe drainage problem there. Drainage from the site to Ridge Road is being directed to a detention basin at the end of Ridge Road. Further evaluation will be done based on comments from the Town Engineer. Impervious coverage is calculated at 13.1% for the entire 8 lots; and estimated to be 13.9% for just the area proposed to be developed at this time. An erosion and sediment control plan was provided as well as a comprehensive grading plan. There is no landscape plan for the current proposal. There is concern that the detention area located on a residential lot would not be properly maintained. There is an easement for that area, giving the Town the right to have access for maintenance, etc. There is an operation and maintenance plan which will provide for inspections and repairs. At the completion of construction when the Town accepts the roadway, the Town will assume responsibility for the roadway, detention basin and easement. The updated plan will show fencing around the detention and mitigation area to protect it from the homeowner's activities. The easement is also designed to protect that area from disturbance by

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the homeowner. Construction access has not yet been finalized; it will be from Cardinal or Loomis, not from Ridge Road.

Three residents expressed their concerns regarding excessive water on Ridge Road. There is historically an existing problem with the drainage in this area. There is concern that this development will increase the problem and it is hoped that something will be done at this time to alleviate the issue. The residents are also concerned about the effects of future development of the property.

When looking for any prudent and feasible alternatives, it was determined that Planning and Zoning is basically mandating this plan due to roadway requirements.

Motion: to continue the public hearing for Appl #16-59P, to the next scheduled meeting on January 4, 2017 in order for all staff comments to be addressed and incorporated on the plans

Was made by: Commissioner Blondin

Second by: Commissioner Jennings

The motion carried and the vote was unanimous

NEW BUSINESS:

Appl. #16-57P – Berry Patch III LLC. – 175 Oakland Rd — Inland Wetlands/Conservation Commission application for approval of a 78 unit Multi Family Development, stormwater structures and associated improvements on property located south Oakland Road, 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. #16-57P

Was made by: Commissioner Blondin

Second by: Commissioner Reed

The motion carried and the vote was unanimous

Motion to: to approve Appl. #16-57P, 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 December 21, 2021. 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 \$25,000 to ensure proper placement and maintenance of erosion and sediment controls, and a bond shall be collected in the amount of \$20,000 for installation and maintenance of stormwater structures.
5. No snow storage along the southern edge of the property where it adjoins the pond, with appropriate signage to notify maintenance personnel of this requirement. This

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- stipulation is to be put on the plans as part of the operations and maintenance schedule.
6. No landscaping debris or waste to be deposited along the southern edge of the property where it adjoins the pond, with appropriate signage to notify maintenance personnel of this requirement. This stipulation is to be put on the plans as part of the operations and maintenance schedule.
 7. All approvals required must be obtained and submitted prior to any activity on the site.
 8. A contact person shall be identified on the plans.

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

OLD BUSINESS: none

OTHER BUSINESS: Mr. Folger requested a determination from the Commission regarding a situation at 16 Kupchunos Drive. Two areas along the embankment of a stream where it undercuts the bank have collapsed and a significant quantity of sediment has been deposited into the streambed. The owner, John Albano, would like to clear out the sediment and use stone to prevent further undercutting. The streambed is completely dry at this time and it would be ideal to do the work now. The commission asked that Mr. Folger issue a cease and restore order so the owner can proceed with repairs right away.

Motion to: issue a cease and restore order for 16 Kupchunos Drive, encompassing approximately 50 linear feet of streambed; work to be completed within one week of beginning the project and to be overseen by Town Staff

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

APPLICATIONS RECEIVED: none

ADJOURNMENT:

Motion to: adjourn at 9:24 pm
Was made by: Commissioner Blondin
Second by: Commissioner Delnicki
The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson
Recording Secretary

Approved: January 4, 2017