

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

MINUTES: **October 18, 2017**

MEMBERS PRESENT: Elizabeth Warren, Jack Phillips, Barbara Kelly, John Blondin, Audrey Delnicki, Adam Reed, Arthur Jennings (arrived at 7:10 pm)

ALTERNATES PRESENT: Jim MacDonald

STAFF PRESENT: Jeff Folger, Sr. Environmental Officer/Conservation Officer
Donna Thompson, Recording Secretary

THE FOLLOWING ARE MOTIONS MADE DURING THE REGULAR MEETING OF THE INLAND WETLANDS AGENCY/ CONSERVATION COMMISSION – MADDEN ROOM

Chairman Warren called the meeting to order at 7:00 p.m.

PUBLIC PARTICIPATION: None

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: 10/4/17 approved by consensus

CONSERVATION COMMISSION:

Mr. Folger informed the commissioners that there was an exhibit at the Town's recent health fair about Lyme Disease and that there is a product called the "Tick Tube" that kills ticks on mice. Cotton balls are treated with a chemical called permethrin and placed in a cardboard tube. These tubes can then be put along trails or spread in the woods where mice might pick them up and take them to their nesting area. Any ticks on the mice will then be killed by the chemical. The chemical is not lethal to most mammals and birds. It should not be used in water that has fish; cats are particularly sensitive to it, as are honey bees. Ticks are not born with Lyme Disease. They contract it from biting an infected mouse, then pass it along when it bites a deer. The use of this device will break the progression of the disease by "breaking the chain". People can make these themselves by using a toilet paper tube and dryer lint. The permethrin can be purchased at a hardware store. Mr. Folger suggested it as a scout project.

WETLAND OFFICER:

Mr. Folger stated that the open sites have been calm in part due to lack of rain. When heavy rain was forecast a couple of weeks ago, the sites were reviewed by town staff and found to be in good order.

PUBLIC HEARING: 7:10pm

Commissioner Phillips read the legal notice as it was published in the Journal Inquirer on Saturday, October 7, 2017 and Saturday, October 14, 2017.

Appl. 17-38P – Evergreen Crossing, 151 Buckland Road – Inland Wetlands/Conservation Commission application for approval of a 130 unit senior independent living facility, parking lot, and associated utilities on 18 acres on property located west of Buckland Road, Gateway Development (GD) zone.

Mr. Mark Grocki from VHB Associates, presented the application, with additional input from Mr. Bob Lewis of Cameron General Contractors. Mr. Grocki provided additional handouts in the form of GIS maps; one represented existing conditions, a second showed the proposed site plan. No direct impact to wetlands is proposed. Disturbance within the 80 foot Upland Review Area will occur, but will be completely outside of the 40 foot DEEP buffer. The structure will have a 68,000 square foot building, three stories tall, with two parking garages located at the rear of the site. The main parking field will be directly in front of the site, with associated landscaping throughout the site. There are several retaining walls that need to be constructed to not only cut into the site but fill the rear portion of the site.

There is a very comprehensive stormwater management plan including a number of deep sump catchbasins as the primary collection means in the parking lot. All catchbasins convey to a hydrodynamic water quality unit and everything discharges into a water quality basin to the rear of the site. The basin is designed as an extended detention shallow wetland per the 2004 Connecticut guidelines.

The erosion and sediment control plan provided follows the 2002 Connecticut erosion and sedimentation guidelines, but Town staff had some concerns about the sequencing of the site. The site is cleared and ready for development. The massive hillside on the site, which is a stockpile from previous development in the area, is not suitable for structural fill. There is approximately 71,000 cubic yards of silty material that has to be transported offsite. Once removal of the mound begins, the silt fence to be installed and the vegetative buffer should provide protection for the pocket of wetlands nearby. There will also be perimeter controls around the site in the form of hay bales. During construction of the project there will be a temporary sediment trap which will be located at the proposed basin in the rear. Temporary diversion swales will be constructed first along the perimeters to capture any sediment. Once the hillside is gone, the entire site will be cleared and they can begin to raise grade. To raise grade, granular structural fill will be imported to the site. The perimeter e&s measures will remain, along with the temporary diversions and temporary sediment trap. The retaining walls will be constructed as the grade is being raised. Once the grade is established, the site will be stabilized with temporary seeding. The detail of the sequencing is not currently shown on the plans, but will be placed on the final plans per the Commission's and Town staff's request, as a condition of approval.

Mr. Grocki stated that their wetland soil scientist, Jeffrey Shamus, was unable to attend this meeting but wanted a couple of points presented to the Commission. Mr. Shamus does concur with the finds and functional assessment in the original wetland report done by Fuss and O'Neill. There are no sensitive species around the site, nor is it a forested wetland.

Mr. Grocki stated that the plan will be fully designed to prevent transport of sediment offsite with the proper erosion and sedimentation measures being provided. They will work with Town staff to provide a very satisfactory construction phasing and construction sequencing plan. The stormwater management is proposed to treat the water quality as well as matching peak stormwater runoff and volume.

Commissioner Kelly questioned whether the building of the retaining wall will be concurrent with raising the level of the site. Mr. Grocki responded that it is the only way to do it. The fill acts as reinforcement as the modular block wall goes up. He mentioned that there is a Gabion wall proposed to bisect the fore bay in the main cell of the basin. During construction, Town staff has recommended a woodchip Gabion be placed within the basin just prior to the outlet, which will biodegrade over time.

Commissioner Kelly stated that she visited the site.

Jeff Folger stated that he concurred with Jeff Shamus' functions and values report on the wetland. The internal erosion controls to capture the water should be able to contain the sediments on-site. Mr. Folger recommended that the removal of the fill material be from east to west to allow the existing vegetated slopes to remain until the very end. Also, building the retaining walls and fill behind them first then filling into the rest of the area would be strongly recommended.

Commissioner Kelly questioned where the construction entrance would be. Mr. Grocki stated that the primary entrance would be off Hemlock, just west of the control circle. The permanent access to the development will be constructed toward the end of the project.

Commissioner Phillips stated that he visited the site. He stated that we have to have a finding of no prudent or feasible alternatives. He stated that this appears to be a good proposal but asked about any possible lower impact alternatives. Mr. Grocki responded that this is part of the master plan of development and that he understands there have been multiple iterations of this development. For whatever reasons, the other iterations have not worked out. Commissioner Phillips questioned seeing the previous iterations. Mr. Folger stated that they were part of the master plan and conceptual in nature, not really site specific. He stated that this project and design incorporates its own internal detention as well as takes into consideration the overall detention scheme on the master plan. From that point of view, it certainly would be considered a more feasible and prudent alternative than not having any detention and relying on just the external perimeter detention on the master plan. The water quality basin has incorporated a number of best management practices where stormwater quality is concerned.

Mr. Grocki stated that there are two locations for underground galleys. These infiltration galleys can be installed within the substrate at elevation 90, halfway between the finished floor of the proposed grade and the existing grade. Any infiltration entering these underground chamber systems will be able to disperse through the granular structural fill in such a wide area and array that once it reaches the silty material it will be able to slowly infiltrate.

Commissioner Kelly stated that she thought it was key that the total volume that would reach the wetlands would be maintained and that the placement of the stormwater structure provides additional buffer to the natural buffer. There are two very high walls that serve to contain the overall footprint of the site and reduce the extent of the grading.

Motion to: close the public hearing for Appl. #17-38P at 7:55 p.m.

Was made by: Commissioner Phillips

Second by: Commissioner Kelly

The motion carried and the vote was unanimous

NEW BUSINESS:

Appl. 17-38P – Evergreen Crossing, 151 Buckland Road – Inland Wetlands/Conservation Commission application for approval of a 130 unit senior independent living facility, parking lot, and associated utilities on 18 acres on property located west of Buckland Road, Gateway Development (GD) zone.

Commissioners were satisfied they had enough information to make a decision.

Motion: based on the record as presented at the public hearing, move for a finding of no prudent or feasible alternatives for Appl. #17-38P

Was made by: Commissioner Phillips

Second by: Commissioner Kelly

The motion carried and the vote was unanimous

Motion to: to approve Appl. #17-38P with standard terms and conditions; a bond for installation and maintenance of erosion and sediment controls of \$30,000; a bond for the construction and maintenance of the stormwater controls during construction of an additional \$25,000; a bond for proper establishment of the water quality basin plantings of an additional \$15,000 to be held for 3 growing seasons; detailed erosion and sedimentation plan, including grading, shall be placed on the final plans after review and approval by town staff; wall construction details and sequencing shall be placed on the final plans with review and approval by town staff; stormwater maintenance plan shall be placed on the final plans; detailed construction sequencing shall be placed on the final plans after review and approval by town staff; the comments from the memo of October 11, 2017 from Jeffrey H. Folger to Mark Grocki, specifically:

- The construction sequence must provide more detail on the timing of the construction of the retaining wall and the filling of the site to minimize the migration of sediment during filling and grading.
- The Erosion and Sedimentation Plan (E&S plan) mentions diversion swales and temporary sediment traps, but none are shown on the plan. Please show the measures applied on the plan with corresponding details.
- Gabion baskets are shown in the detail sheet, but not shown on the E&S plan.
- Gabion baskets filled with wood chips be installed prior to the outfall of the proposed detention basin to add an additional measure of filtration during construction.

shall be placed on the final plans.

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

Commissioner Phillips stated that the applicant has utilized every square inch possible of the area outside of the DEEP non-encroachment quite effectively, yet doing it in a way to provide proper protection of wetlands downhill from the proposed development.

Commissioner Kelly stated that the stormwater management on-site will provide an enhancement overall to the area and that the maintenance plan will be key to providing some control of the invasive phragmites in area.

The motion carried and the vote was unanimous.

OTHER BUSINESS:

A Jurisdictional Ruling request regarding collapsed tiles and formation of a gully on the Priest Property (meadow area) was presented by Jeff Folger and SWAAN representative, Andrew Paterna. This has caused a very hazardous condition for anyone walking on the property. There has occurred a sediment plume into wetlands. Members of the South Windsor Agriculture, Arts and Nature Committee (SWAAN) are requesting permission to take in heavy equipment to find out the extent of the problem and affect repairs to the area.

Commissioner Kelly stated that this situation fits under 4.2A of our regulations.

Commissioner Phillips read section 4.2A of the regulations and stated that this qualifies as an emergency repair.

Motion: a finding that the work as presented on the Priest property to address the concerns about the sinkholes and the gully, an exploratory and immediate repair work to be done, can be considered a non-regulated use under section 4.2A of our regulations

Was made by: Commissioner Kelly

Second by: Commissioner Phillips

The motion carried and the vote was unanimous

APPLICATIONS RECEIVED: None

ADJOURNMENT:

Motion to: adjourn at 8:12 p.m.

Was made by: Commissioner Phillips

Second by: Commissioner Delnicki

The motion carried and the vote was unanimous

Respectfully submitted,

Donna Thompson

Recording Secretary

Approved: December 20, 2017