

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

**MINUTES:** December 20, 2017

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

**ALTERNATES PRESENT:** Jim Macdonald, sitting for vacancy

**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:**

The Fall 2017 Habitat was distributed to the commissioners.

Chair Warren advised the commission that she had received a letter of resignation from Steve Wagner. Mr. Wagner has been elected to the Planning and Zoning Commission and cannot serve on both commissions.

Chair Warren notified the commission that Councilor Andrew Paterna has been appointed the new IWACC liaison.

**BONDS:** None

**MINUTES:** 10/18/17

The minutes of 10/18/17 were approved by consensus.

**CONSERVATION COMMISSION:**

Mr. Folger stated that he had a request from the Superintendent of Parks, John Caldwell, regarding the mowing of the meadow area at Wapping Park. Their big tractor was broken and he wondered if they could hire someone to mow the 40 acre area at an estimated \$1,800.00 and pay for it from the Open Space Maintenance Fund which is administered by the Conservation Commission.

After discussion regarding repair of the tractor, how many times the commission would be asked to pay for the mowing, how often the meadow would be mowed, if there are other options, it was decided that the meadow should continue to be mowed to keep it viable for habitat/future haying. The mowing would have to be done as soon as possible.

**Motion to:** allocate \$1,800 from the Conservation Commission budget for the maintenance of the field at Wapping Park

Was made by: Commissioner Kelly

Seconded by: Commissioner Blondin

Commissioner Reed suggested offering to pay for the repair of the mower for \$1,800 but if it happens again not pay another \$1,800. Commissioner Phillips was concerned that Park and Recreation not get used to the idea that IWACC will start paying for maintenance of non-ballfields. They agreed to maintain the ballfields as well as the non-ballfields. Mr. Phillips felt it was time for them to fulfill their responsibilities and not come to us each time somebody wants a non-ballfield maintained. Commissioner Muller felt this was just helping them out a one-time deal. Mr. Folger said it was his understanding that this was just the one time. In the future the Town may have access to funding to purchase a more appropriate piece of equipment to hay Wapping Park and the property from Dzen's. Mr. Folger will find out how much it would take to repair the mower vs the \$1,800 to hire someone else.

Commissioner Blondin withdrew his second of the motion.

Commissioner Kelly reiterated that the field needs to be mowed. Commissioner Muller agreed and stated there would be problems in the future if it isn't. Commissioner Jennings felt we should find out how much it would cost to repair the mower and that would be a better way to spend the money if the cost is reasonable.

Commissioner Kelly amended her motion to include that we allocate up to \$1,800 to either get the field mowed or, if it proves viable, to put it toward equipment repair, to be covered one time this year to make sure that the field gets mowed.

Seconded by: Commissioner Delnicki

The motion carried and the vote was 8 yea – Warren, Kelly, Delnicki, Blondin, Muller, Reed, Jennings, Macdonald; 1 nay - Phillips

#### **WETLAND OFFICER:**

The open construction sites all seem to be in good condition. The weather has been cooperative.

Mr. Folger notified the commission that he had issued a violation notice for 55 Glendale Road in mid-November. A neighbor to 55 Glendale had reported to Mr. Folger that the owner had pushed down trees and moved soil over the bank at the rear of the property where a watercourse runs through. Mr. Folger's letter gave the owner to January 5, 2018 to regrade, stabilize and install erosion control on the site. All the work has been done and the violation has been closed.

**PUBLIC HEARING:** none

#### **NEW BUSINESS:**

**Appl. #17-45P – PAR Electric, 55 Corneau Way** – Inland Wetlands/Conservation Commission application for approval of a parking lot expansion and associated utilities on property located north of Burnham Street. Industrial (I) Zone.

Mark Friend, professional soil scientist and engineer with the firm Megson, Heagle & Friend, presented the application. Mr. Friend stated that the topography slopes gently to the north, with a man-made swale flowing from east to west along the northerly property line that is three to four feet deep and five or six feet wide. It has

been there for quite a long time and is stable. The proposal is to expand the existing gravel parking lot in the northeast corner, which will involve three quarters of an acre being cleared and stripped. The existing gravel will be extended out into that cleared area. This property is going to be PAR Electric's northeast headquarters (they have recently moved from Chicopee, MA) and they need more space for parking their heavy equipment. Mr. Friend is proposing to slope the gravel to the north and northeast to a water quality treatment swale to be located on the north/west corner. The swale is detailed on the plans presented, and will run parallel to the existing swale. No activity is proposed within the wetland, but will be within the upland review area. The proposed swale will follow the existing man-made swale. The runoff from the parking lot will flow into the water quality treatment swale, planted with a New England wet mix. It will then travel down to the northwest corner where there is proposed to be a leaky filter berm. The size of the proposed swale is over twice the requirement for the water quality volume standards. The plans also show the erosion and sediment control measures. The gravel for the parking lot will be clean, granular fill. There is a maintenance plan for the swales on the plans.

Mr. Folger stated that the location of the soil stockpiles needs to be added to the final plans. Mr. Folger asked if the applicant would be willing to remove the Phragmites located on the northern edge of the restored wetland area. Mr. Friend stated that they would do so.

The proposed gravel depth will be ten inches of processed stone, which packs like concrete, with eight inches of gravel underneath and fill as needed. Mr. Friend will talk to the applicant about improving the condition of the existing parking lot at the same time the expansion work is being done.

**Motion to:** to approve Appl. #17-45P with standard terms and conditions; a bond for installation and maintenance of erosion and sediment controls of \$2000; a bond for the installation of the stormwater swale of an additional \$5000, locations and details of the stockpiles to be on final plans, Phragmites to be removed from the restored wetland area coordinated with town staff

Was made by: Commissioner Phillips

Second by: Commissioner Kelly

The motion carried and the vote was unanimous.

**Appl. #17-46P – Lady Marion Woods Subdivision, 902 Foster Street Ext. – Inland Wetlands/Conservation**  
Commission application for approval of a 3-lot residential subdivision and associated utilities on property located east of Foster Street Extension. Rural Residential (RR) Zone.

Steve Aeschliman, from Aeschliman Land Surveying, represented the Jones Family Farm and presented the application. The project is a three lot subdivision with two front lots and one interior lot. The properties will be serviced by public water, sewer and gas. On the north side is a small man-made pond on the edge of the property with no associated wetland soils. There is no disturbance of wetlands or upland review area anticipated. The lots meet all applicable regulations.

Commissioner Kelly was concerned about the erosion up the slope of the pond. Mr. Folger suggested it could be from leak off from a driveway on Robin Wood Way. Commissioner Kelly questioned the possible contamination of the pond from the driveway if it is determined to be a vernal pool. Mr. Folger did not feel that would be an issue from a private driveway.

Mr. Aeschliman said he did not see any channeling and that the pond is actually smaller than previously observed.

Mr. Folger stated that it would not be possible to determine if the pond is a vernal pool at this time of year. It would have to be done in the spring. He said that was one of the reasons he wanted the limit of clearing

shown on the map. The limit of clearing adjacent to the house is going to be really, really tight. Realistically, it might behoove everyone to allow a little more clearing toward the western portion of that pond. When people move in they will start clearing that land anyway. He suggested asking the applicant for a modest conservation easement to protect the remaining vegetation if it is determined to be a vernal pool. Commissioner Kelly asked if a condition could be stipulated to inspect the pond in the future and add an easement at that time if applicable. Commissioner Phillips wondered if it could be done for the specific houses. Mr. Folger stated that they could require a wetland permit for that house and along with that, have information obtained during the spring season to see if the pond is being utilized.

Commissioner Muller felt that the pond was put there for a specific purpose (the greenhouses) and that purpose no longer exists. He stated the sides were very steep and could be a risk once the houses are built.

Commissioner Phillips asked if we want to require that it be surveyed at appropriate times for obligate vernal pool species in the pond prior to any building permits for that lot. The time to verify the status of the pond would be this coming March 2018 and April 2018.

**Motion to:** to approve Appl. #17-46P with standard terms and conditions; prior to issuing a building permit a wetlands application shall be submitted for lot 1

Was made by: Commissioner Phillips

Second by: Commissioner Delnicki

The motion carried and the vote was unanimous.

#### **OTHER BUSINESS:**

Commissioner Kelly brought to the attention of the commission that there has been increased clearing of trees on properties near the sledding hill in the Wildlife Sanctuary. The houses on these properties have become very visible from the hill and Commissioner Kelly wondered if evergreens could be planted on the Town's property to shield the houses from view, possibly using trees from the Dzen property transfer. Jeff Folger will send a memo to Parks and Recreation from the Conservation Commission seeking their input as to whether they could do the planting, estimated cost, payment options, etc.

The 2018 Meeting Schedule was reviewed and approved with only one meeting scheduled for July due to the Fourth of July falling on the first Wednesday of the month.

The Holiday Party will be held at Lena's on January 10<sup>th</sup>, with a backup date of January 24<sup>th</sup>.

**APPLICATIONS RECEIVED:** None

#### **ADJOURNMENT:**

Motion to: adjourn at 8:04 p.m.

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 21, 2018**