

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

**MINUTES:** April 18, 2018

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

**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 Kelly called the meeting to order at 7:00 p.m.

**PUBLIC PARTICIPATION:** John Caldwell, Superintendent of Parks, thanked the commission for allocating money from the Open Space Maintenance Fund for the purchase of a new tractor to be used for maintaining the Town's open space and parks. Mr. Caldwell said the tractor could be delivered in a few months and will make a big difference in the work his crew can do.

**PERMIT EXTENSIONS:** None

**CORRESPONDENCE AND REPORTS:**

- The Chair received a letter from Connecticut River Conservancy soliciting membership.
- The Habitat for Winter/Spring 2018 was distributed to commissioners.

**BONDS:** None

**MINUTES:**

Minutes from 4/4/2018 were approved by a vote of 7 in favor (Warren, Phillips, Kelly, Blondin, Reed, Jennings, Muller). Commissioner Delnicki abstained due to her absence from the April 4, 2018 meeting.

**CONSERVATION COMMISSION:**

Mr. Folger stated that the seedlings are here. There are three sets to be planted around town; some for Public Works Day; some for Arbor Day; some for the Barton property; totaling approximately 800 trees to be planted this spring.

**WETLAND OFFICER:**

Mr. Folger said there were some muddy streets that were taken care of after the hard rains over the weekend. Overall the erosion controls at the active sites held up well.

A complaint has been received about a business at 51 Foster Road with numerous vehicles and equipment parked in the back possibly near some wetlands. Mr. Folger will issue a letter of inquiry so he can inspect the site.

Chair Kelly stated that the Avery Street project still has gullies eroded and the soil not covered. Mr. Folger stated that tackifier has been applied, but the top soil and seeding should be done in the next couple of weeks. The Engineering Department is putting together a new spec for the snowshelf for stabilization.

Commissioner Phillips reported that there is evidence that the homeowner of property on Troy Road where it intersects with Rye Street might be cutting down trees that are beyond the mere stone. Mr. Folger will follow-up.

**PUBLIC HEARING:** none

**NEW BUSINESS:**

**Appl. #18-08P – Asticou Investments LLC** – 235 Deming St – Inland Wetlands/Conservation Commission application for approval of a residential subdivision for one house lot and associated utilities on property located south of Deming St and west of Sele Dr. AA-30 Residential and Gateway Development (GD) Zone

Ben Wheeler, licensed landscape architect with Design Professionals Inc, presented the application. The Planning and Zoning Commission (PZC) approved a zone change a year ago to AA-30 from Gateway Development. No direct disturbance to the wetlands located on the western portion of the lot is proposed. This was accomplished by designing the house to have a walkout basement on the side of the house so that the grades of the house work better with the existing topography and reduce the amount of disturbance near the wetlands. The wetlands is part of a much larger wet meadow which encompasses much of the remaining agricultural lot. The proposed plantings in wetlands: 300 bare root dogwood seedlings. On the final plans, the plantings will be moved much closer to the edge of the wetlands to help differentiate the difference between upland area and the wetlands area for the future homeowner. Mr. Folger has agreed to this proposal. Several trees will be planted in that area to help further diversify the habitat and also to provide some separation from the commercial area. The trees will be smaller than typically used so that they can be hand planted and located closer to the western and southerly property line. Standard erosion controls will be used, including perimeter silt fence, with wood chips for further filtering and stability of the silt fence. This will be included on the final plans. Mr. Wheeler agreed to the recommendation to monitor the wetland area for a couple of years to ensure that invasives do not take hold before the dogwood seedlings can become established.

Commissioner Kelly had concerns about the closeness to the wetlands of the southwest corner of the house as shown. The house is proposed further back from the road than the existing house due to zoning regulations. The house is shown very close to the setback line and cannot be moved closer to the road and still be in conformance with the regulations. The placement of the house is preliminary. The final house design and plot plan will be done once there is a buyer and every effort will be made to keep the house as far away from the wetlands as possible. A conservation easement and fencing around a portion of the wetlands were suggested to help protect the wetland area. Mr. Wheeler felt that a clear delineation of the upland area and wetland area would be sufficient to prevent encroachment by the future homeowner. Commissioners felt that these measures were not always effective in the past. Mr. Wheeler stated they would be willing to put a conservation easement on the proposed lot for around the wetlands. Mr. Folger suggested a conservation easement recorded on the deed would alert a new buyer that there is something there and inform in a more positive way that there are limitations to fully using this property the way many residential homeowners would like. Aluminum discs could be used to mark the corners of the easement area.

Motion to: approve #18-08P, standard terms & conditions; supplement the silt fence with wood chips to provide greater filtration during construction, marked with orange construction fencing; an erosion and sediment control bond of \$3000; the bare root plantings be done during this planting season prior to June 15, 2018; a conservation easement shall be placed on the wetlands area for the residential lot only and shall be marked by posts and signs

Made by: Commissioner Warren

Seconded: Commissioner Delnicki

Carried unanimously

**Appl. #18-15P – Monroe Tractor Site Plan** – 6, 14, 24 Sandra Drive – Conservation Commission application for approval of an industrial equipment storage yard, stormwater management systems and associated improvements on property located west Sandra Drive. Industrial (I) Zone

Ben Wheeler, Design Professionals Inc, presented the application. The proposed properties include the former Daniel's Electric building on one lot, plus 2 vacant wooded lots. Monroe Tractor is a regional company that deals with selling and servicing construction and agricultural equipment and parts. There will not be much work done with the exterior area of the existing lot; some renovations to the interior of the building. The wooded lots will be cleared for displaying and selling construction equipment and a raised loading platform, along with an

above ground fuel storage tank. There are no wetlands or watercourses on site. Servicing of the equipment will be done inside the building or on the existing developed lot. Erosion and sediment control measures include silt fence along Sandra Drive and inlet protection for the nearby catch basins in the street. The storm drainage from the existing parking lot already runs through a hydrodynamic separator and discharges into the stormwater system in the street. The proposed yard is graded to sheet flow from the west to the east toward Sandra Drive, picked up in a water quality swale, then into a catch basin and discharged into the street. That swale has been sized to account for the water quality volume for the new storage and display yard. There is a 75 foot buffer of trees along the western boundary. A single row of Arborvitae will be planted extending from the southern property line up to the existing parking lot to help screen the yard. The display/storage yard will be compacted millings. Spill containment for the fuel tank will consist of a double walled system with bollage around it. The soil is high infiltration and the retention swale will also provide good infiltration. The lighting will be pole mounted next to the storage yard; existing lighting around the building will remain. The new lights will have outside shields to direct it toward the yard and away from the residential neighborhood.

Motion to: approve #18-15P, standard terms & conditions; a bond of \$5000 for installation and maintenance of erosion and sediment control on the site and \$3000 for installation of the stormwater system

Made by: Commissioner Blondin

Seconded: Commissioner Jennings

Carried unanimously

**Appl. #18-17W – Mannarino 918 Foster St Ext – 918 Foster St Ext – IWA/Conservation Commission**  
application for approval of clearing of trees and brush to expand a residential yard on property located east of Foster Rd Ext Rural Residential (RR) Zone

Robert Mannarino presented the application. Wes Wentworth and Jeff Folger confirmed that the pond is not vernal pool. Clearing of the trees in the upland review area will still maintain a 50 foot buffer to the watercourse. They will be cleaning out a lot debris in the area as well. The trees are basically small grown in scrub type from when the nursery was there, no old growth.

Commissioner Phillips stated that the determination is to decide if the clearing in the upland review area is going to impact negatively on the watercourse. Considering the flatness of the area and that there will still be 50 feet of trees and other vegetation in between, it does not appear that it would have a negative impact on watercourse. Commissioners Kelly and Reed agreed.

Mr. Folger said the erosion and sediment controls were adequate.

Commissioner Muller expressed concern about the steep slopes to pond being hazardous. Since the pond does not have a function anymore (created for the former nursery) he suggested filling it in. The consensus was to not do anything about it at this time.

Resident Raphael Suda, 2 Robin's Wood Way, noted he has seen salamanders, a snapping turtle and a painted turtle in his yard, not actually in the pond.

Motion to: approve #18-17WP, standard terms & conditions

Made by: Commissioner Warren

Seconded: Commissioner Blondin

Carried unanimously

## **OLD BUSINESS:**

## **OTHER BUSINESS:**

**Show cause hearing for 200 Hemlock** – Folger has not had any response from property owner, might have gone over line onto Evergreen Walk; another letter will go out with due by date – 4 weeks from now, e&s within 2 wks, plan by end of month,

Motion to: uphold the cease & restore order, erosion controls done by April 30, restoration plan submitted to Planning no later than May 15

Made by: Commissioner Phillips  
Seconded: Commissioner Jennings  
Carried unanimously

**APPLICATIONS RECEIVED:**

**Appl. #18-18P – MK Construction Site Plan** – 140 Troy Rd – Conservation Commission application for approval of a general contracting office and storage yard, stormwater management systems and associated improvements on property located south of Troy Rd. Industrial (I) Zone

**ADJOURNMENT:**

Motion to: adjourn at 8:09 p.m.  
Was made by: Commissioner Warren  
Second by: Commissioner Delnicki  
The motion carried and the vote was unanimous

Respectfully submitted,

Donna Thompson  
Recording Secretary

**Approved: May 2, 2018**