

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

**MINUTES:** May 16, 2018

**MEMBERS PRESENT:** Elizabeth Warren, Jack Phillips, Barbara Kelly, John Blondin, Adam Reed, Arthur Jennings, Council Liaison Andrew Paterna

**ALTERNATES PRESENT:** James Macdonald, sitting for Richard Muller  
Paul Côté, 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 Kelly called the meeting to order at 7:00 p.m. New Alternate, Paul Côté, was welcomed to the commission.

**PUBLIC PARTICIPATION:** none

**PERMIT EXTENSIONS:** None

**CORRESPONDENCE AND REPORTS:** Mr. Folger reported that he met with the owner of 200 Hemlock Avenue on May 4<sup>th</sup> and they agreed upon a restoration plan for the area that had been clear cut. This includes cleaning out the watercourse channel which was choked with brush, woody debris and some trash. The planting plan agreed upon is stated in the letter sent to the owner. The owner will be planting a wild flower mix where the rain garden is near Buckland Road.

**BONDS:** None

**MINUTES:**

Minutes from 5/2/2018 were approved by consensus.

**CONSERVATION COMMISSION:** Mr. Folger stated that he has started doing larviciding at the town parks as the mosquitos are out in force. It is official from the USGS that the ground water tables are healthy this year. The previous two years have been a drought situation.

Chair Kelly stated that there is concern that the top of the rise on Dzen Hill is becoming overgrown and asked if Park and Recreation would be able to mow the area. Mr. Folger stated that we are awaiting a response from DEEP regarding this site being the new location for the grassland habitat mitigation from I-291. DEEP has to approve the management plan that was submitted to them for this area before we can start working on it. In the meantime, it will be mowed at least once a year. Ultimately, warm season grasses will be planted there once DEEP approval is received. DEEP will also require the Town to develop an ordinance for designated wildlife protected areas which will prohibit dogs in this type of area. Wapping Park can then be hayed and used for disc golf.

**WETLAND OFFICER:** Mr. Folger issued a warning letter to the owner of 369 Troy Road regarding the apparent cutting of trees on Town property. The owner had received permission from the Town's tree warden to cut the trees down. Last year the trees had broken and taken down power lines. The owner was given permission to take down the remaining portion of the trees, and will also remove the stumps and seed the area. The tree debris that the owner had placed in a gulley leading to the brook will be removed. Mr. Folger will talk to the tree warden about letting him know when permission is given to do this in the future.

**PUBLIC HEARING:** none

Chair Kelly introduced Council Liaison Andrew Paterna and asked if he had anything he would like to discuss. Mr. Paterna stated that he would like to talk about sustainability. The topic is of interest to the commission and will be added to the meeting's agenda.

Motion to: add Sustainability CT discussion directed by Deputy Mayor Andrew Paterna to the agenda under Other Business

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried and the vote was unanimous.

## **NEW BUSINESS:**

**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.

Luke McCoy, landscape architect with Kaestle Boos Associates, represented the applicant. There are no wetlands or watercourses on the site. The goal is to develop the site for an approximately 5,000 sq ft office building with associated parking for visitors and employees. Entrance to the site will be from Troy Road. In the back is the owner's shop space, where he parks his vehicles. All work is done offsite at the properties he is working on. There is not storage of construction materials on this site. There will be some deliveries of materials that will be stored or loaded onto vehicles inside the building. There will be fencing around the area in the back for secure employee parking. Utilities will come off Troy Road. Erosion and sediment controls will be established in the disturbed area; a construction entrance with large rip rap stones and silt fence around the construction area. There will be a series of catch basins with underground detention – three sets of chambers located underneath the parking lot. It is a pre-manufactured system that sits within a stone bed, with fill and asphalt above it. Retention will be on-site. The pitch will be away from the building and the parking lot, collect in the catch basins and then pipe down into the underground system. All storm water will be kept on-site. There isn't a system in the street so the system was designed to be on-site. Total impervious coverage will be 52%. All runoff, including roof leaders, is tied into the on-site system. The soil is very sandy with expected very good infiltration on the site. It is a small site, relatively flat with good perimeter controls. Minimal traffic into the business on a daily basis. It seems to be a pretty straight forward plan with no extraordinary site conditions.

Motion to: approve Appl. #18-18P, 140 Troy Road, MK Construction, with standard conditions, a bond of \$5,000 for erosion and sediment controls and installation of the stormwater system

Was made by: Commissioner Blondin

Second by: Commissioner Jennings

The motion carried and the vote was unanimous.

## **OLD BUSINESS:**

**OTHER BUSINESS:** Mr. Paterna opened the discussion of sustainability by stating that he is very excited about what the Town has embarked on and that we have already been doing much in the way of moving toward more sustainability. This project will bring it all together, focus our intentional efforts and eventually get certifications. There are three private foundations behind the project which will open the door to grant money in the future for some larger projects. Mr. Paterna mentioned, as a town we could think about gradually bringing carbon emissions down; energy use numbers down; improve recycling efforts, including water conservation; develop connections with local growers and farmers to support sustainable agriculture in town. The farmers in town feel that the Town is supporting them more than ever before. We need to look at green jobs and green technology in town. In promoting economic development, this is an area we could bring a lot of new jobs into town. School food services, working with local farmers can actually change the way kids eat and have them make healthier choices. We should be exploring more solar power options in town. East Windsor has a virtual net solar farm placed on top of the old town dump. We could do that and more – roof top solar projects on schools and town buildings. We should be exploring a living roof program, where bushes, trees and flowers are planted on top of schools and town buildings to reduce heating and energy costs. We should be looking at food waste in schools – 25% of garbage in Connecticut is food waste. A school in West Hartford has a complete recycling program for the students, including food waste recycling. They claim 99% volume by the students. Plastic water bottles and plastic bags are a big issue. Some towns in Connecticut have banned plastic bags, which are one of the worst harmful to the environment. The boards and commissions in town are doing some of these things already. We need to coordinate and document the process, get credit for what we are doing and add some new projects along the way. The boards and commissions need to look at the sustainability information given to them and find projects they can take on. An educational program, for example an open forum about conserving water, counts for as many points as trying to ban plastic water bottles. Education programs go a long way to sustainability and helping to gain points toward certification. This commission had several suggestions on how to get the word out: public events, the farmers market, flyers in various mailings already being sent out to residents, the Town's website, Facebook. It was suggested to keep a scoreboard of projects completed and progress being made toward certifications.

Commissioners discussed regulating installation of large solar panel projects, such as on the roof of buildings both existing and new, or in parking lots instead of agricultural fields or open space.

Mr. Paterna stated that the Town is in discussion with a food waste digester company in Southington to open a plant here. It would be a regional facility and would process food waste from schools, hospitals, restaurants. The byproducts from the digester are water, methane gas, pure compost, carbon dioxide; all of which are usable elsewhere.

The question was raised why the Nelson property on Deming Street does not have the community gardens ready this year. Mr. Folger did not know but would consult with Parks and Recreation. The grant for the water system will have to be reapplied for after obtaining an estimate for the work from a construction company. Mr. Folger will do a memo to Park and Recreation regarding the Nelson property community gardens and cleaning up the boat launch on Vibert Road.

**APPLICATIONS RECEIVED:**

**Appl. 18-29P, HarborChase of Evergreen Walk** - IWA/CC application for the construction of an Assisted Living Facility, parking, and associated utilities on a portion of land located west of Buckland Rd and south of Deming St; Gateway Development (GD) zone.

Motion to: set a public hearing for Appl. #18-29P on June 6, 2018 due to public interest.

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

The motion carried and the vote was unanimous.

**ADJOURNMENT:**

Motion to: adjourn at 7:55 p.m.

Was made by: Commissioner Blondin

Second by: Commissioner Phillips

The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson  
Recording Secretary

**Approved: June 6, 2018**