

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

MINUTES: June 6, 2018

MEMBERS PRESENT: Elizabeth Warren, Barbara Kelly, John Blondin, Adam Reed, Richard Muller

ALTERNATES PRESENT: James Macdonald, sitting for Arthur Jennings
Paul Côté, sitting for Jack Phillips

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: none

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: Minutes from 5/16/2018 were approved by consensus.

CONSERVATION COMMISSION: Mr. Folger shared photographs of the berm at the Barton property, aka the Fairgrounds at Rye Street. Last year, the berm had been hydro seeded with a wildflower mix instead of grass seed. The wildflowers have started to bloom and will continue to do so in a variety of colors. Using the flower mixture allows for very low maintenance (only mowed once, in the fall). The area will be self-sustaining for quite a while and will be very useful for pollinators, which are a priority concern with the USDA. Planning and Zoning (PZC) will be approached in regard to instituting a policy that when earthen berms are used they be planted with a wildflower mix instead of the standard grass mix. The cost of using the wildflower mix instead of grass seed would be offset by the long term savings in not having to mow the area continually.

Motion to: send a memorandum to Planning and Zoning suggesting wildflower plantings as opposed to turf grass on berms

Was made by: Commissioner Warren

Second by: Commissioner Blondin

The motion carried and the vote was unanimous.

It was agreed that this policy/process could be part of the Sustainable CT initiative.

Mr. Folger will draft the memo for the commission's review and submission to PZC on June 12th.

WETLAND OFFICER: Mr. Folger reported that at the Toll Bothers site the seed planted last fall is germinating. There is a significant reduction in the amount of open soil, thus much less dust. Also, at the Berry Patch site on Oakland Road the cover crop is finally coming in. Both these areas were very dusty with the dry conditions and winds.

Mosquitos are a big issue right now. The Ag Experiment Station mosquito trap across from the Town Garage typically is in the top three as far as mosquito population density in the State. Mr. Folger stated that he still has mosquito dunks and granular larvicide available if anyone needs them. Mr. Folger explained to the new commissioners what the process/benefit is for this kind of treatment in standing water areas.

Commissioner Reed read the legal notice as published in the Journal Inquirer.

PUBLIC HEARING: 7:15 pm

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.

Haley Busch, Fuss and O'Neill, presented the application. Dick Baummer from HarborChase attended the meeting. Josh Wilson, Fuss and O'Neill, presented the Wetlands Report.

Ms. Busch stated that the site is currently mildly sloping from southeast to northwest. The wetlands are located on the northern portion of the site. There is no direct impact to the wetlands. The upland review area disturbance is approximately 0.4 acres.

Mr. Wilson stated that he re-flagged the wetlands. The wetlands were initially delineated as part of the master plan for this project. The wetlands on site are largely associated with an intermittent watercourse that flows east to west from a 24 inch culvert located north of the ECHN building. The culvert is largely stabilized on site and intermittently flows during storm events, slightly after storms, and receives a minor amount of ground water discharge. Other than early spring and late winter, which are times of higher ground water flow, can become dry for long periods after storm events. The wetland area adjacent to the stream is poorly drained soil, which looks like it was disturbed historically. Functions and values of the wetland are mostly ground water recharge/discharge. There is a small wetland flood plain area. When water comes up high enough during a storm event it will flood in this area. There is some limited wildlife habitat ancillary to the wetland area.

Ms. Busch stated that the majority of construction is focused on the southern portion of the site. The landscaping proposed for the site includes deciduous, flowering and evergreen trees and shrubs; along with perennial plantings. There are some raingarden areas for stormwater management. Currently, there is a swale along the edge of the property line that collects stormwater runoff and discharges to the ECHN 2 catch basin system. There is a small amount site overland flow that goes to the wetland area. In proposed conditions, stormwater runoff will collect in raingardens, as well as catch basins in the parking and drive aisle areas. It will exit the site on the southwest corner of the property and discharge through the ECHN 2 trunk line stormwater system that was put in place during the original development of ECHN 2 in anticipation of this project. Ultimately, the stormwater runoff goes westerly toward a regional detention basin for this portion of the Evergreen Walk Master Plan. There is no net increase in peak flows. During construction, erosion and sediment control measures include hay bales,

matting, catch basin inserts, a construction entrance off Evergreen Way and designated material stockpiles. The project meets the Town of South Windsor's regulations. Other concepts were looked at but this plan with the layout in the southern portion was the best, providing no direct wetlands impact.

The signs advertising the public hearing that were posted on the property had at some point fallen over. Since it was not possible to determine if they had been visible for ten consecutive days, **the public hearing will be continued to June 20, 2018.**

NEW BUSINESS:

OLD BUSINESS:

OTHER BUSINESS:

APPLICATIONS RECEIVED:

Appl. 18-33P, Electro-Methods, Inc., 519 Nutmeg Rd North - IWA/CC application for the construction of an industrial building expansion, parking, and associated utilities on a portion of land located west of Nutmeg Road North. Industrial (I) zone.

ADJOURNMENT:

Motion to: adjourn at 7:45 p.m.

Was made by: Commissioner Warren

Second by: Commissioner Reed

The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson
Recording Secretary

Approved: June 20, 2018