

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

MINUTES: June 20, 2018

MEMBERS PRESENT: Jack Phillips, Elizabeth Warren, John Blondin, Adam Reed, Richard Muller, James Macdonald, Arthur Jennings

ALTERNATES PRESENT: Paul Côté

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

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

Seat Alternate Commissioner Cote for Commissioner Kelly

PUBLIC PARTICIPATION: none

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: Minutes from 6/6/2018 were approved by consensus.

CONSERVATION COMMISSION: Mr. Folger passed around a copy of the report from the science class at the high school. Science teacher, Deb Field, had approached Mr. Folger about the condition of the stream channel after the invasive vegetation was cleared from along Plum Gulley Brook last fall. There was quite a bit of disturbance in the stream channel from erosion that was hidden by the invasive vegetation. Mr. Folger suggested that a class project could be a restoration plan. The report Mr. Folger presented to the commission is the first draft of a restoration project created by three students in Ms. Field's class. The plan encompasses the length of the brook from the high school to Sand Hill Road. They will start doing plantings next fall. Mr. Folger said the students did a really good job, though the plan is a little general so he will be meeting with them to fine tune it. This will probably be adopted as a class project. Parks and Recreation will need to provide some assistance with equipment at some point. Mr. Folger stated that a jurisdictional ruling will be needed from the commission. A request for the ruling will be submitted to the commission in the near future.

Mr. Folger informed the commission that this year's winning team at Envirothon was the CREC School in Windsor (The Academy of Aerospace and Engineering). This five member team will represent the State of CT at the North American event in Pocatello, Idaho. One of the students on the CREC team is Ariana Patterson from South Windsor. Ms. Patterson started the Envirothon team at the CREC School three years ago. The Envirothon organization contributes to the cost of the students attending the national event. This year the airfare is very expensive and the students will be responsible for a portion of the cost. The commission wished to support Ariana financially and with a letter of congratulations to her and the school for her accomplishments.

Ms. Patterson will be interning for the Town this year. She will be working with Andy Paterna inventorying trees on town property. This would assist Parks and Recreation on maintaining and gauging the condition of the trees.

Motion to: support the South Windsor student by contributing for the benefit of Ariana Patterson an amount to supplement the remainder of her expenses for airfare to the North American Envirothon in Pocatello, Idaho in July 2018

Was made by: Commissioner Warren

Seconded by: Commissioner Blondin

Motion: carried

Vote: unanimous

WETLAND OFFICER: Mr. Folger distributed copies of a minimal impact approval letter for the installation of temporary classroom pods and an asphalt walkway generator within the upland review area at Pleasant Valley School. There will be very little upland review impact and no direct wetlands impact.

PUBLIC HEARING: 7:10 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. **Continued from 6/6/2018.**

Ron Bomingen from Fuss and O'Neill did an overview of the presentation by Haley Busch at the June 6, 2018 meeting. The change to the raingardens requested at the June 6, 2018 meeting has been made on the plans. There were no additional questions and information requested from the applicant.

Motion to: close the Public Hearing on Appl. #18-29P, HarborChase of Evergreen Walk

Was made by: Commissioner Blondin

Seconded by: Commissioner Warren

Motion: carried

Vote: 6 yea (Warren, Blondin, Reed, Muller, Macdonald, Jennings, Cote); Phillips abstained

Motion to: move a finding of no prudent or feasible alternatives based on the record presented at the public hearing two weeks ago of entrances, wetland impact and upland review impact

Was made by: Commissioner Blondin

Seconded by: Commissioner Reed

Motion: carried

Vote: 6 yea (Warren, Blondin, Reed, Muller, Macdonald, Jennings, Cote); Phillips abstained

NEW BUSINESS:

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.

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

Motion to: approve #18-29P, standard terms & conditions; bonds: \$30,000 for erosion and sediment control installation and maintenance; \$15,000 for installation of the stormwater control measures

Was made by: Commissioner Warren

Seconded by: Commissioner Jennings

Motion: carried

Vote: 6 yea (Warren, Blondin, Reed, Muller, Macdonald, Jennings, Cote); Phillips abstained

Appl. 18-33P, Electro Methods, 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.

William Jodice from PDS Engineering presented the application. Mr. Jodice introduced William Soucy, Vice President of Electro Methods. The project will be done in two phases (one now and the second phase within

five years). The applicant is seeking approval for the entire project at this time. The project has a security fence around the perimeter; no outside storage; minimal visibility; currently screened by two other buildings. The site flows into a manmade drainage ditch. E&S control measures will consist of silt fence, anti-tracking pad, fabric filters inside all catch basins. The site has outside gravel storage which is all impervious soil. The impervious soil is currently 75%. With the changes associated with the construction, the impervious will be lowered to 65%. All roof leaders will go to a storm tech sub-surface storage system. This will reduce the water discharged into the drainage ditch. The storm runoff is proposed to be reduced by 50% to the wetlands. The wetland delineation remains the same from 2005. Any sheet drainage will pass through a rip rap level spreader before reaching the wetlands. The project meets all buffer requirements.

Mr. Folger agreed with the wetland delineation on the site. The wetland is an intermittent watercourse; essentially a manmade ditch. Probably dry 80% of the year; may get flow through there during high water from storms. There is not much wetland vegetation associated with it and no aquatic life using it. The main function would be stormwater conveyance, possibly some ground water exfiltration. It is a relatively low functioning watercourse. The proposed stormwater system is a great improvement over what is there. It will improve the stormwater quantity and quality leaving the site.

There was concern about maintenance of the drainage ditch in regard to the removal of accumulated debris that could cause a backup of water. Though it is not on his property, Mr. Soucy said he has his employees clean it out from time to time.

Motion to: approve #18-33P, standard terms & conditions; bonds: \$10,000 for installation and maintenance of erosion & sediment controls; \$15,000 for installation of the stormwater system

Was made by: Commissioner Blondin

Seconded by: Commissioner Jennings

Motion: carried

Vote: unanimous

Appl. #18-36P – Town of South Windsor, Philip R. Smith School – 949 Avery St – Determination of Public Hearing - IWA/Conservation Commission application for construction of an educational institution building, parking, stormwater management system, and associated utilities. The site is located easterly of Avery St. Rural Residential (RR) Zone.

Motion to: set a public hearing for Appl. #18-36P on July 18, 2018 due to public interest and potential wetland impact

Was made by: Commissioner Blondin

Seconded by: Commissioner Reed

The motion carried and the vote was unanimous.

Appl. #18-37P – Town of South Windsor, Eli Terry School – 569 Griffin Rd – Determination of Public Hearing - IWA/Conservation Commission application for construction of an educational institution building, parking, stormwater management system, and associated utilities. The site is located easterly of Graham Rd and southerly of Griffin Rd. A-20 Residential Zone.

Motion to: set a public hearing for Appl. #18-37P on July 18, 2018 due to public interest and potential wetland impact

Was made by: Commissioner Warren

Seconded by: Commissioner Reed

The motion carried and the vote was unanimous.

OLD BUSINESS: none

OTHER BUSINESS: none

APPLICATIONS RECEIVED:

Appl. #18-36P – Town of South Windsor, Phillip R. Smith School – 949 Avery St – IWA/Conservation
Commission application for construction of an educational institution building, parking, stormwater management system, and associated utilities. The site is located easterly of Avery St. Rural Residential (RR) Zone.

Appl. #18-37P – Town of South Windsor, Eli Terry School – 569 Griffin Rd – IWA/Conservation
Commission application for construction of an educational institution building, parking, stormwater management system, and associated utilities. The site is located easterly of Graham Rd and southerly of Griffin Rd. A-20 Residential Zone.

Appl. 18-38P, DRL Realty, 40 Sea Pave Rd - IWA/CC application for the construction of two industrial buildings, parking, and associated utilities on a portion of land located east of Sea Pave Rd. Industrial (I) Zone.

ADJOURNMENT:

Motion to: adjourn at 8:00 p.m.
Was made by: Commissioner Blondin
Second by: Commissioner Reed
The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson
Recording Secretary

Approved: July 18, 2018