

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

MINUTES: July 18, 2018

MEMBERS PRESENT: Jack Phillips, Barbara Kelly, John Blondin, Adam Reed, James Macdonald, Richard Muller, Arthur Jennings (arrived at 7:30pm), Council Liaison Andrew Paterna

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

Chairperson Kelly called the meeting to order at 7:00 p.m. Chair Kelly seated Alternate Paul Côté for Art Jennings.

PUBLIC PARTICIPATION: Ray Favreau and John Caldwell from Parks and Recreation, presented a request for \$4,500 from the Open Space Maintenance Fund to demolish the farmhouse on the former Jones property that the Town owns. The estimate from 2014 for the work needing to be done was lower than the current cost to do the work (due to asbestos under the flooring) and no additional bond money can be used.

Motion to: allocate \$4,500 from the Open Space Maintenance Fund
Was made by: Commissioner Blondin
Second by: Commissioner Côté

Commissioner Phillips stated that the account was setup for purposes of open space maintenance and if there is an unsafe house on the property it is an important part of maintenance to rectify unsafe conditions.

The motion carried and the vote was unanimous.

Chair Kelly seated Alternate Côté for Elizabeth Warren when Mr. Jennings arrived at 7:30 pm.

NEW BUSINESS:

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

Matthew Niski, PE, Juliano Associates, represented the applicant. Most of the site is in an Upland Review Area. The soils are very poorly drained. The site has been vacant for years and is heavily overgrown. The proposal is for two buildings with office space and four pod units for rental. They are offsetting the 100 year storm and retaining on-site the first inch of runoff with a bio-swale. The bio-swale will be an actual wetland that is healthy and will contribute to the surrounding wetlands. There is no light encroachment on surrounding properties. There will be a landscaped buffer in the front, while retaining as much of the natural vegetation as possible surrounding the site. The site slopes toward the wetlands and will be retained. The Town has drainage easements on both sides of the property where

stormwater runs off the road. These areas will be left untouched; only clean water from the roofs will be directed into them.

Mr. Folger stated that the wetland area in the upper right hand corner was created as a detention basin in the middle 80's when the industrial subdivision was first approved. It has developed a wetland ecology to it in the past 30 years. The total buildable area being proposed now is less than if it had been built when it was originally approved in the 80's.

The impervious coverage is 50.1 %, allowable is 65%. Drainage will go into the large wetland in the back of the site. All the catch basins will be hooded. The bio-swale will reduce most of the pollutants that enter the system. A vegetated rip rap splash pad could be installed at the bio-swale outlet to the wetlands. The site has a natural swale along the southern edge of the property where one of the roofs and the street runoff will be directed.

All the commissioner's questions were satisfactorily answered and it was determined they had received enough information to reach a decision.

Motion to: approve Appl. #18-38P with standard conditions; bonds of \$3,000 for erosion and sediment controls and \$2,000 for establishment of stormwater controls; a vegetated splash pad swale outlet at the discharge of the swale to the wetlands shall be added to the plans

Was made by: Commissioner Phillips

Seconded by: Commissioner Blondin

Motion: carried

Vote: unanimous

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

PUBLIC HEARING:

Appl. #18-36P – Town of South Windsor, Philip 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.

Henry Thomas, LRC Group, presented the application, along with Rich Reynolds and Martin Brogie. Mr. Thomas stated that the current Philip R Smith School will be demolished and the new school, having a slightly larger footprint, built in its place. A major aspect of the plan design was a clean separation of bus traffic and student drop-off by parents. The driveway for car traffic has been relocated slightly and a new entrance/exit is being provided for buses. Parking is on the side of the building convenient to the parent drop-off circle/student entrance and public areas of the school. The majority of the site drains toward Avery Street rather than Dart Brook in the back. Part of the activity within the regulated area will be the removal of existing improvements (corners of buildings, walkways, etc.). The site is 15 acres, but a large portion is the pond, brook and regulated area in the back. The front yard will be retained for functionality and aesthetics. There are two drives and walkways to them for safe pedestrian access from the street to the school. The parking areas are slightly terraced following the existing terrain.

Mr. Reynolds, LRC Group, stated that three locations were analyzed for runoff leaving the property. One is down where the brook leaves the property and two locations on Avery Street where there is an existing drainage system. The proposed drainage system will collect the runoff from the impervious surfaces with catch basins and drainage pipe. Porous pavement has been included in the design to help with attenuating the increased runoff. There will be underground chambers with isolator rows to help with water quality. There is an annual maintenance plan included on the plans for clearing out trapped sediment. There will be hooded outlets and four foot sumps in all the catch basins. The runoff

from the site has been decreased at the three analysis points. Two discharge points in the back will go towards the wetlands and the pond. A small portion of drainage will continue to flow to Avery Street. The rear portion has been graded with yard drains and will discharge to the side and continue its existing flow path. Erosion controls on the site consist of silt fence around the entire disturbed area. On the backside, along the wetlands and the pond, there will be a double row of silt fence with woodchips in between and hay bales in the back. All the catch basins will get silt sacks or some form of erosion control. Stockpile areas will be encircled with double rows of silt fence. Two construction entrances from Avery Street will be crushed stone with fabric underneath. The outlets have level spreaders on them designed for the discharge from a 25 year storm event. There will be temporary sediment traps at the entrances of Avery Street and in the back.

Mr. Thomas stated that the existing impervious coverage is just under 19%; proposed is 28%. School use is allowed 50%. No direct wetland disturbance is proposed. The work in the regulated areas are the outlets and removal of existing structures.

Mr. Brogie, certified soil scientist, stated that the wetland delineation was done by John Ianni. The wetlands on the site are associated with a watercourse that generally runs north to south starting ½ mile north of the project in a pond. The stream runs through the western portion of the site. The pond on the site appears to be a manmade pond with a small dam and walkway from the school over a concrete weir. There is an existing fully vegetated buffer between the school and the wetlands, as well as a fence. The new plan maintains that. The primary functions of the wetland is wildlife habitat and water quality. The project is designed very well to maintain the high quality of the wetlands. There are only two discharge points for storm water. One is well outside the delineated wetland with a grass swale at the end of the rip rap flared end. The second is to the north on the wetland boundary at the flare ended rip rap with a level spreader. The wetland hydrology is not dependent on the runoff from the school and will not be affected by the project.

Mr. Thomas stated that a number of best management practices from a storm water standpoint have been included in the project. An alternative would be to do less which is not a good practice at a school site where you really do not want standing water. Other arrangements were looked at for the building and parking but this was the best in terms of good access and efficient use of the site. Permeable asphalt will be used in the parking stalls. The maintenance plan, which will be the responsibility of the Town, is on the plans.

Residents Gary Silverman, Alison George and Justin George had questions regarding parking, fencing, sidewalks, bridges, water quality testing and runoff. There are 111 proposed parking spaces, up from 63. The bridge and fence repairs are not part of this plan, but failure points will be addressed and sidewalks will be improved. Water quality will be tested before construction begins, during construction and after any storm event. Runoff from the parking lot will go to Avery Street and some to the pond.

The report from the Town Engineer had not yet been received and the commission was unable to act on the application at this meeting.

Motion to: continue the Public Hearing on Appl. #18-36P to the September 5, 2018 meeting

Was made by: Commissioner Phillips

Seconded by: Commissioner Blondin

Motion: carried

Vote: unanimous

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.

Henry Thomas, LRC Group, presented the application, along with Rich Reynolds and Martin Brogie. Mr. Thomas stated that the present Eli Terry School will remain occupied during construction of the new school. The new school will be larger at 67,000sf, a single level, loop design, with distinct bus and car drop-offs. Parking will increase to 117 spaces from 96. Impervious coverage is currently 21%, proposed will be 30%, accounting for the circulation paths and the increased footprint. At each entrance, there are walkways along the drives, one of which is a combination bicycle/pedestrian trail. The site is relatively flat. The pitch is from north to south toward the Podunk River. There is some structured drainage that carries some water from the catch basins at Griffin Road through the site and to a discharge above the river. The connection will be maintained but the flow will be reduced. The discharge system for the parking and the building consists of permeable pavement, storm water infiltrator chambers in the parking lots, and two new outlet points. One existing discharge point that keeps water from the courtyard will be removed. On the far east side will be a long, slow, grassy swale for part of the site and roof water.

Mr. Reynolds stated they looked at three analysis points for drainage. The proposed drainage system incorporates the chambers, the porous pavement and the porous pavement structure under the porous pavement. With this design there is a reduction in storm water flows. The grass swale takes the discharge from a couple of catch basins and linearly flows toward the river. Stone check dams have been added to the swale every 50 feet to slow the flow and help clean the water. For erosion control measures there will be a double row of silt fence with hay bales along the southern portion of the site up gradient of the river and wetlands. All other areas will have single row silt fences. The construction entrance is to be determined. There will be temporary sediment traps during construction. The broken pipe at the outlet located at the steep slope will be removed and the outlet capped at both ends.

Mr. Brogie stated that he felt the roots of the tree in question were not being undermined, that sediment from the pipe was being accumulated in the roots and when water built up enough it went around the tree. The tree is providing decent erosion control. He didn't feel anything more had to be done. He said he would take a closer look at the area. The site has extremely well drained soil, which facilitates infiltration under the porous asphalt. The Podunk River flows from east to west across the southern part of the site. Based on its path and the culverts under the roads it passes through, it is probably not a good fish habitat. It is great for flood storage capacity and has some good wildlife characteristics; nice wildlife corridor through the residential neighborhood, really dense vegetation, a good water source, good food production export. There is a nice vegetated buffer between the wetlands and the grass portion of the existing school and the hardscape, which is incorporated in the plan. There are two outfalls that exist; one by the tree that is going to be maintained and the other is broken up, on a steep slope, subject to erosion and a fall hazard. The area of the broken pipe could be filled with top soil and seeded. The proposed outfall areas actually increase the flood capacity a little bit. There is a planting plan proposed for that area – a New England wet mix, along with shrubs and willows (to help with erosion control).

Mr. Thomas stated there would be permeable asphalt in the parking bays and the driveways would be solid.

Resident, Carol Billig, 585 Griffin Road, was concerned about the effect of the construction on her well water. She was assured that the well water would not be affected. Having sandy soil in the area precludes the need for any blasting. Blasting could affect well water.

The report from the Town Engineer had not yet been received and the commission was unable to act on the application at this meeting.

Motion to: continue the Public Hearing on Appl. #18-37P to the September 5, 2018 meeting

Was made by: Commissioner Phillips

Seconded by: Commissioner Blondin

Motion: carried

Vote: unanimous

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: The Habitat

BONDS: None

MINUTES: 6/20/18

The minutes of 6/20/18 were approved by consensus.

CONSERVATION COMMISSION: Not much going on right now.

WETLAND OFFICER: It was reported to Mr. Folger that a large number of trees were cut down on property located at 66 Foster Road. He has had a discussion with the owner and will be following up.

OLD BUSINESS: none

OTHER BUSINESS: Informal discussion, wetland mitigation on a Buckland Rd property "The Corn Crib".

Peter DeMallie, Design Professionals Inc., initiated the discussion regarding a prospective project on Buckland Road that would require extensive wetlands mitigation, both on site and off site. The commissioners determined that offsite mitigation is worth consideration for this project.

APPLICATIONS RECEIVED:

Appl. 18-41P, Pride Service Station, 1049 John Fitch Blvd - IWA/CC application for the construction of a gas station/truck stop, parking, and associated utilities on a portion of land east John Fitch Blvd and north of Governors Hwy. General Commercial (GD) zone

ADJOURNMENT:

Motion to: adjourn at 9:33 p.m.

Was made by: Commissioner Blondin

Second by: Commissioner Jennings

The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson
Recording Secretary

Approved: September 5, 2018