

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

Minutes

- 1 -

December 7, 2016

MEMBERS PRESENT: Barbara Kelly, John Blondin, Adam Reed, Art Jennings, Jack Phillips, Audrey Delnicki

ALTERNATES PRESENT: none

STAFF PRESENT: Jeffrey Folger, Sr Environmental Planner/Conservation Officer
Donna Thompson, Recording Secretary

Vice Chairperson Kelly called the meeting to order at 7:00 pm.

PUBLIC PARTICIPATION: none

PERMIT EXTENSIONS: none

CORRESPONDENCE AND REPORTS: none

BONDS: none

MINUTES: November 16, 2016, approved by consensus

CONSERVATION COMMISSION: There are a couple of prospective scout projects pending. Also, the Barton property project has been completed. The seeding was done just in time to get the benefit from the rain that we have experienced recently, so the grass has come in beautifully. Some trees, probably conifers, will be planted on the berm in the spring.

WETLAND OFFICER: The dredging of Rye Street pond has been completed. The dried vegetative sludge is very good for planting and has been transported to a site at the Town Garage.

OTHER BUSINESS: The Holiday Party was tentatively scheduled for January 25, 2017, at a site to be determined. The date and place will be confirmed upon receipt of input from commissioners absent from tonight's meeting.

Vice Chair Kelly stated that the time has come to revise the regulations to bring them up to date with all the changes that have been occurring, and requested volunteers to be on the committee. The DEEP is expected to have new model regulations out in January 2017. Mr. Folger proposed a tentative target date to present a draft of the Town's revised regulations for public hearing to be the first meeting in April 2017. The last revision to the Town's regulations was October 18, 2000. Vice Chair Kelly stated that she worked with another group that took the DEEP 2005 regulations and added in all the legislative advisories for the past ten years. The DEEP said that is a good starting point. Commissioners Kelly, Phillips, Jennings will participate on the committee.

Commissioner Phillips read the legal notice as published in the Journal Inquirer into the record.

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

Minutes

- 2 -

December 7, 2016

PUBLIC HEARING: 7:10 pm

Appl. #16-56W – Town of South Windsor – 1540 Sullivan Ave - Inland Wetlands/
Conservation Commission application for approval of a road drainage re-construction project located at the Buckland Road culvert.

Jeff Doolittle, Town Engineer, introduced John Wengell from WMC Consulting Engineers (WMC). WMC is the structural and environmental consultant on this project. In the area of the culvert the west side cannot support a sidewalk. WMC determined that the best option for crossing Plum Gulley Brook was to extend the existing culverts. There were two other options, an additional pedestrian bridge downstream, which would be very costly; or cantilevering the sidewalk off the existing bridge, which would be expensive and require shutting down Buckland Road during construction. Though all three would impact the brook and the wetlands, the extension of the culverts would have the least impact and be the most feasible. Cleaning out the culverts, which was approved in 2012 but never done, will be part of this project. The two extensions will be precast approximately 20 feet in length, with a six foot sidewalk placed on top. Rip rap will be repaired or replaced. Rounded channel boulders will be placed in the brook to re-direct the channel flow to the center of the brook. This will help protect the trees, grass and embankment from further damage; as well as help prevent sediment deposits. The construction will be done in two stages, with the use of sandbags to block the culverts when working on one side or the other. Additional permits will be required from PZC, DEEP and the Army Corps of Engineers. It will take about a year to get all the permitting.

Motion to: close the public hearing for Appl. #16-56W, at 7:33 pm

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

The motion carried and the vote was unanimous

Appl. #16-57P – Berry Patch III LLC. – 151 & 195 Oakland Rd — Inland Wetlands/
Conservation Commission application for approval of a 78 unit Multi Family Development, stormwater structures and associated improvements on property located south Oakland Road, AA-30, Residential Zone.

James Bernardino, Design Professional Inc., presented the application. The project will be renamed from the Village at Berry Patch to 175 Oakland Road. All structures currently existing on the two properties will be demolished. The development area consists of 5.3 acres. 3.6 acres will be given to the Land Trust, as a conservation easement. There will be all public utilities. CT Water will be extended into the property on the eastern edge to gain access for this development. All the existing utilities will be removed and discontinued to allow for the proposed development. There are no drainage facilities on the site. However, there is a DOT drain line through the middle of the site that will be relocated and the outfall area stabilized.

The proposed plan includes ten buildings for the 78 moderate income apartments; access from Oakland Road; paved drives for parking, entrance, circulation and walkways; a bus shelter; dumpsters throughout the property (screened by vegetation). Impervious coverage will be over three acres; stormwater runoff will be increased – mitigation is required.

Mitigation will consist of four different types of best management practices. The first: will be a conventional catchbasin to a water quality unit to a discharge point offsite. The second will be

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

Minutes

- 3 -

December 7, 2016

on the southern portion: installation of an enhanced water quality basin, which provides a filtering technique – stormwater is filtered thru engineered soil (high quality water treatment) into underdrains. The third are called landscape collection areas – 22 very subtle, low laying depressions throughout the site that allow slow drain through soil to provide higher water quality. The depressions are fitted with yard drains and sub drains. These areas are easily maintained and not readily noticeable. The fourth aspect of the low impact design will be an underground piping system, which is proposed to collect and infiltrate stormwater throughout the site – decentralizing the stormwater. Outlet controls on the manholes will force water to back up in pipes and be let out under control. All pipes will be perforated. This designed is proposed instead of one very large basin 135 feet long, 75 feet wide and 3 feet deep. All drainage will discharge offsite. Results of infiltration tests are not yet complete. Infiltration is slower than originally anticipated.

Erosion and sediment control measures include: silt fencing; enhanced outlet controls; wood chips; check dams, filter protection on inlets. With staff recommendation, selected trees will be removed due to their poor condition.

Staff recommendations include: stabilizing the outfall area with heavier rip rap; resizing of outlet structure; resizing of infiltrator underground storage pipe; extension of riprap to pond, which is not on the plan; removal of the walkway (the existing bridge); raising the height of the retaining walls on the southwest corner; stabilizing of banks and tree removal to southeast; re-stabilize slope; no additional encroachments into wetland area; outlet orifice be reduced to 6 in; designed for a 25 year storm instead of 50 years; extend sidewalk to abutting property. There will be an operation & maintenance plan to address snow removal, etc.

Pietras Environmental Group did the delineation of the wetlands and provided the function and values report. Tom Pietras reviewed the report. Mr. Pietras stated there is good wildlife habitat in the swamp, which is historically too wet to do anything with. This part of the property will be in the conservation easement.

Mr. Bernardino stated that the prudent and feasible alternative considered was a conventional design instead of this low impact design, but the result would be fewer units and would not be viable for development.

Motion to: continue the public hearing for Appl. #16-57P, to the next regularly scheduled meeting on December 21, 2016, in order to receive a new site plan addressing comments from staff

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

The motion carried and the vote was unanimous

NEW BUSINESS:

Appl. #16-56W – Town of South Windsor – 1540 Sullivan Ave - Inland Wetlands/
Conservation Commission application for approval of a road drainage re-construction project located at the Buckland Road culvert.

Motion: based on the record as a whole presented at the public hearing, move for a finding of no prudent or feasible alternative for Appl. #16-65W

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

Minutes

- 4 -

December 7, 2016

Was made by: Commissioner Phillips
Second by: Commissioner Blondin
The motion carried and the vote was unanimous

Motion to: to approve Appl. #16-56W, with the following conditions:

1. The final approved copy of the entire set of plans and this letter reproduced thereon must be submitted to the Planning Department. This must be completed within 65 days of approval prior to any construction activity on the site. Plans submitted to Planning & Zoning Commission shall be considered having met this requirement.
2. The applicant shall indemnify and hold harmless the Town of South Windsor against any liability, which might result from the proposed operation or use.
3. The permit is valid for five years and shall expire on December 7, 2021. It is the landowner(s)/applicant(s) responsibility to track expiration dates and notify the Commission of a renewal request at least 65 days prior to expiration
4. All approvals required must be obtained and submitted prior to any activity on the site.
5. A contact person shall be identified on the plans.

Was made by: Commissioner Phillips
Second by: Commissioner Jennings
The motion carried and the vote was unanimous

OLD BUSINESS: none

APPLICATIONS RECEIVED: none

ADJOURNMENT:

Motion to: adjourn at 8:56 pm
Was made by: Commissioner Delnicki
Second by: Commissioner Phillips
The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson
Recording Secretary

Approved: December 21, 2016