

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

**MINUTES:** September 5, 2018

**MEMBERS PRESENT:** Barbara Kelly, John Blondin, Adam Reed, James Macdonald, Richard Muller, Arthur Jennings, Elizabeth Warren

**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 Commissioner Jack Phillips.

**PUBLIC PARTICIPATION:** None

**PERMIT EXTENSIONS:** None

**CORRESPONDENCE AND REPORTS:** None

**BONDS:** None

**MINUTES:** 7/18/18

The minutes of 7/18/18 were approved by consensus.

**CONSERVATION COMMISSION:** The proposed high school student project to stabilize Plum Gulley Brook with seedlings planted within the channel would need 540 seedlings at a cost of approximately \$1,140. The Conservation Commission was approached to fund the cost of the seedlings from the Open Space Maintenance Fund.

Motion to: authorize the purchase of 540 seedlings with funds from the Open Space Maintenance Fund  
Was made by: Commissioner Blondin  
Seconded by: Commissioner Warren  
Motion: carried  
Vote: unanimous

**WETLAND OFFICER:** All sites seem to be stable. The Toll Brothers site has been seeded earlier than anticipated – summer is not usually a good time for this.

**PUBLIC HEARING:** (continued from 7/18/2018)

**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.

Richard Reynolds, LRC Group, continued the presentation of the application. Mr. Reynolds reviewed the information provided at the meeting on July 18<sup>th</sup>. There are two access drives from Avery Street, one for

buses, one for cars dropping off students or visitors parking. There will be a fire lane around the northwest and western side of the building. Concrete sidewalks run up the access drives for pedestrian access. There is a ridge that runs down the center of the property which allows discharge from one side to flow toward the brook into the pond and the other side flows to an existing drainage system on Avery Street. The impervious coverage will be increased slightly from existing. Porous pavement will be used for the parking bays and underground plastic chamber systems within the parking areas to attenuate any increase in stormwater runoff. The underground systems will have isolator rows which will add in stormwater quality. There will be deeper sumps and hooded outlets on the catchbasins to trap sediment. Mr. Reynolds will be providing information to the Town Engineer regarding an alternative outlet to a riprap pad, which is a honey comb plastic structure filled with stone. Erosion controls will consist of double row of silt fence with wood chips between, backed with hay bales. Catch basins will have silt sacks in them. There will be some sediment traps and an additional temporary sediment trap for during construction. There is no proposed wetland disturbance. There will be minimal upland area disturbance with the installation of the drainage outlets and for the demolition of the existing school. In regard to prudent and feasible alternatives: the building has been placed as far back as possible, there is no direct wetland impact and the property is only 50% developable due to the pond, brook and wetlands.

Motion to: close the Public Hearing on Appl. #18-36P at 7:18 pm

Was made by: Commissioner Blondin

Seconded by: Commissioner Jennings

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.

Richard Reynolds, LRC Group, continued the presentation of the application. Mr. Reynolds reviewed the information presented at the July 18<sup>th</sup> meeting. The existing school will be occupied while the new school is being constructed. The Podunk River runs from east to west along the southern edge of the property, and there are wetlands on the property. There will be construction fencing and other obstructions to keep people out of the construction area. All vehicles will enter off Griffin Road using the main existing entrance onto the school property. Buses will exit out a one way bus/service exit onto Graham Road after dropping off students on the north side of the school. Parents, visitors and faculty will park or drop off on the west side of the building, exiting onto Griffin Road. A paved path around the building will accommodate emergency vehicles. Pedestrian access will be along new concrete sidewalks from Griffin Road and Graham Road. Existing stormwater generally flows from north to south to the Podunk River. The existing 24 inch drainage line running through the property that collects runoff from Griffin Road will be replaced with a 30 inch pipe and the outlet will be pulled back to discharge passed the large tree that has previously interfered with runoff reaching the river. The swale on the east side has been removed and the runoff will be directed to the 30 inch pipe.

In regarding to prudent and feasible alternatives, the existing school will be occupied during construction so there is no other place to put the new school.

Commissioners were adamant that the swale on the east side be restored in the proposed plan. This low impact water quality measure is preferable to rerouting the runoff to the other side through a larger discharge pipe as requested by the Planning and Zoning Commission.

Motion to: close the Public Hearing on Appl. #18-37P at 7:49 pm

Was made by: Commissioner Blondin

Seconded by: Commissioner Jennings

Motion: carried

Vote: unanimous

## **NEW BUSINESS:**

**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.

Commissioners determined they had sufficient information to render a decision on the application.

Motion to: based on the record presented at the public hearing move a finding of no prudent or feasible alternatives.

Was made by: Commissioner Blondin

Seconded by: Commissioner Jennings

Motion: carried

Vote: unanimous

Motion to: approve #18-36P, standard terms & conditions; bonds be placed by the outside contractor in the amount of \$25,000 for stormwater, \$20,000 for erosion and sediment control measures.

Made by: Commissioner Blondin

Seconded: Commissioner Warren

Carried unanimously

**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.

Commissioners determined they had sufficient information to render a decision on the application.

Motion to: based on the record presented at the public hearing move a finding of no prudent or feasible alternatives.

Was made by: Commissioner Warren

Seconded by: Commissioner Blondin

Motion: carried

Vote: unanimous

Motion to: approve #18-37P, standard terms & conditions; replace swale on the east side and show on plans; bonds be placed by the outside contractor in the amount of \$15,000 for erosion controls, \$25,000 for stormwater system

Made by: Commissioner Blondin

Seconded: Commissioner Jennings

Carried unanimously

**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 of John Fitch Blvd and north of Governors Hwy. General Commercial (GD) zone

James Channing, agent for Pride Stores, presented the application. Wetlands delineated on the site include a brook and a thick vegetation standpoint in the northeast corner. The proposed convenience store/gas station would be located to the south of that area. There would be one access/egress point for automobiles only (no truck fueling) off John Fitch Blvd; two (allowing trucks) off Governors Highway, and a drive-thru around.

Erosion and sediment controls include a retention pond, silt fence, straw bales. Truck parking to the west of the retention pond would have permeable pavers. The fueling areas would have concrete pads with double liners on outskirts. There would not be any overnight parking permitted – regulated by signage. The facility is proposed to be open 24 hours and would be monitored by employees. The impervious coverage is 62% (65% allowed). The treatment train includes catch basins with oil trap hoods, four foot sumps and a stormceptor hydrodynamic separator. The outlet should be brought to the toe of the slope and marked in the field. Is a

drop structure needed? The applicant's engineer needs to explain the flow velocity shown, the outlet and inlet installation, how the discharge at the base of the slope will be handled, the emergency overflow, how this will be done without de-stabilizing the bank. Mr. Folger stated that the stockpiles must be shown on the plans.

Since the commissioners had questions that could not be answered by the individuals representing the applicant at this meeting, the hearing will continue to the September 19<sup>th</sup> meeting, when the applicant's engineer is expected to be available.

**OLD BUSINESS:** none

**OTHER BUSINESS:** none

**APPLICATIONS RECEIVED:**

**Appl. 18-44P, Scannell Properties LLC. Distribution Center, 359 Ellington Rd - IWA/CC** application for the construction of a distribution center, parking, and associated utilities on a portion of land east of Ellington Rd and south of Chapel Rd. I-291 Corridor Development (CD) zone

**Appl #18-48P, Connecticut Soil Realty, 420 John Fitch IWA/CC** application for the construction of a rock processing facility, parking, and associated utilities on a portion of land east John Fitch Blvd and north of Chapel Rd. Industrial (I) zone

**ADJOURNMENT:**

Motion to: adjourn at 8:33 p.m.

Was made by: Commissioner Blondin

Second by: Commissioner Warren

The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson  
Recording Secretary

**Approved: September 19, 2018**