

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

MINUTES: September 19, 2018

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

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.

PUBLIC PARTICIPATION: none

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: 9/5/18

The minutes of 9/5/18 were approved by consensus.

CONSERVATION COMMISSION: The project proposed by a high school student to help stabilize Plum Gulley Brook from the high school down to Sand Hill Road has been done. Over the weekend 550 seedlings were planted in the brook and along the banks. This is step one of the stabilization process for this part of the brook. Parks and Recreation have cleared much of the invasive vegetation and seeded it with grass seed.

WETLAND OFFICER: The construction projects held up well in the recent rains. There was sufficient warning for the storm that precautions could be taken. The assisted living project at Evergreen Walk did have a minor issue at one of the silt fences, which has already been repaired.

PUBLIC HEARING: none

NEW BUSINESS:

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 (continued from 9/5/2018)

James Channing re-introduced the application and turned the presentation over to the project engineer, John Furman from VHB. Mr. Furman reviewed the revised plans which addressed concerns previously voiced by the commission at the September 5th meeting. The outlet pipe from the detention basin will remain at 12 inches. The orifice coming in to it is 6 inches. The pipe from the drainage manhole to the outlet was enlarged to 18 inches so that the velocities in the pipe will be reduced. A four foot sump was added to the manhole. For a 100 year storm, the velocity would be 2.8 fps. The pipe is set at a slope that is basically dead flat. The installation is proposed as follows: carve out the detention basin first; place an impervious core below the bottom of the basin; stabilize it; seed it and let vegetation become established before it is put into use. The flared end will be placed at the edge the stream at the same time. The riprap will consist of large 50 pound boulders, placed from the center line of the stream and up the embankment; creating a cradle that will be filled with smaller stones. There will be no direct flow aimed at the stream, it will be protected by riprap and rocks. The manhole will be done in stages, backfilled and stabilized as each section is done. An impervious core collar will be installed around the pipe to stop any water from going through the stone bed. The area will be hydro seeded with a seed mix having a bonding agent in it to help "hold everything together" until germination and stabilization. There will be erosion control measures around the area to help stabilize it. The contractor will be responsible for monitoring the area to ensure there is no erosion; checking after storm events and making repairs if needed.

Commissioner Kelly noted the need for permanent reinforcement of the slope. Mr. Furman stated that can be done.

Jeff Shamus, VHB, stated that the primary function of the small wetland system on site is rainwater discharge, with the open field and forest area along the banks being wildlife habitat.

Resident, Scott Cadieux, St Marc Circle, was concerned about tractor trailer parking affecting the quality of the air and life. Mr. Shamus stated that there would not be overnight parking allowed so no idling.

Motion to: approve #18-41P, standard terms & conditions; bonds in the amount of \$10,000 for erosion and sediment control measures; \$25,000 for stormwater system; \$5,000 for establishment of basin plantings to be held for 3 growing seasons; erosion control blanket or matting is to be placed on the slope over the outlet pipe after back filling and grading and seeding of this area.

Made by: Commissioner Blondin

Seconded: Commissioner Reed

Vote: 7 yea - Commissioners Kelly, Blondin, Reed, Macdonald, Muller, Jennings, Warren.
Commissioner Phillips abstained due to his absence at the September 5th meeting.

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

Attorney Peter Alter represented the applicant. Attorney Alter stated that the site is accessed by a roadway from RT5 leading to the rear of the premises. The roadway is located north of the intersection of RT5 and Chapel Road. The stone to be processed is from the MDC tunnel project currently being undertaken in Hartford. The tunnel project is expected to take three

years, with processing of the stone from the project to take approximately five years. The processed stone will be shipped to New York, where there is a very high demand for it. Concerns of town staff have been addressed. The application meets all regulations. There will be no adverse impacts both short term and long term. Stormwater management will be improved from what it is currently.

Tim Coon, Professional Engineer for JR Russo, stated that the processing area is 1,700 feet from the closet residence, with the rail spur to the north of the site. The spur will be extended further into the site in order to store more rail cars to be filled prior to transport. The wetland is on the east at the toe of the slope. A ramp, elevated conveyor and a hopper are proposed to be built in order to process the stone. There will be a misting system in place should dust become an issue. Though dust is not expected to be a problem as the material comes from the MDC site wet. There will be a new drainage system consisting of a series of separators, surface and subsurface treatment, and emergency overflows. Unlike now, discharge from the site will be clean and treated. Erosion control measures such as, riprap, erosion/restoration seeding mix, silt fence, silt sacks, hay bales, a retaining wall to prevent encroachment to wetlands, outlet location at toe of slope are proposed. The silt fence and hay bales will remain in place for the duration of the facility. Stone will not be processed in the winter, just stockpiled. The processing area was positioned to the farthest western side, away from the wetlands, to be as least intrusive as possible. After dumping stone for processing trucks will exit the site via the roadway back to RT5.

Matt Davison, Professional Soil Scientist for Davison Environmental, stated that this site has a large wetland system with an old clay pit to the north, historic disturbance, thick invasives and a marsh to the east. It is a flat site with good water quality. There should be no long term adverse effect to wetlands. There is very little impervious surface proposed. There is a very good stormwater plan.

Jeff Folger stated that all staff comments have been addressed, the wetland delineation seems accurate and no wetland impacts are expected based on the plan submitted.

Commissioner Kelly said the miscellaneous debris on the slope needs to be cleaned up and perimeter controls established. Attorney Alter said that there would be no objection to that as a condition of approval.

Several residents from Chapel Hill Condos had concerns regarding the noise generated by the processing affecting wildlife that live in the area as well as residents quality of life; misting being enough of a dust deterrent; water quality of the Podunk River being affected; and the possibility of any Native American artifacts being uncovered. Their concerns were addressed as follows: wildlife in the area are of disturbance tolerant species and will not be affected by the noise; OSHA standards are high, there should not be much dust due to nature of stone material and any dust should to be fully controlled; DEEP permitting will be required and will be applied for once all other permitting has been granted; the area has historically been very disturbed and is unlikely to have artifacts, should something be discovered proper procedures will be followed. The material from the MDC project will be strictly rock (basalt and shale) and has been tested for contaminants. Any wetland disturbance will not affect the Podunk River. Water quality will be improved, not harmed.

Commissioner Reed read a letter from resident, Lucy Graham into the record.

Commissioners Kelly and Blondin stated that they had visited the site.

Commissioner Muller requested periodic inspections of the facility. Mr. Folger suggested a condition of approval that the water and air quality be monitored and reported quarterly by an independent firm and that the Conservation Commission make that recommendation to the Planning and Zoning Commission (PZC).

Motion to: approve #18-48P, standard terms & conditions; bonds in the amount of \$15,000 for erosion controls, \$25,000 for stormwater system; \$5,000 for plantings; erosion control blanket or matting is to be placed on the slope over the outlet pipe after back filling and grading and seeding of this area; all woody and construction materials present on northern slope leading to the wetland must be removed; understory buffer plantings along eastern border to be approved by town staff, preferably conifers and/or evergreen shrubs with wildlife value, the monitoring of material composition and storm water quality must be made by an independent firm on a quarterly basis with reports submitted to the South Windsor Planning Department.

Made by: Commissioner Phillips

Seconded: Commissioner Blondin

Vote: Carried unanimously

OLD BUSINESS: none

OTHER BUSINESS:

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

Motion: the Conservation Commission recommends to the Planning and Zoning Commission and the Planning Department that quarterly monitoring be done on site for material composition, water and air quality, by an independent firm with reports submitted to the South Windsor Planning Department.

Made by: Commissioner Phillips

Seconded by: Commissioner Jennings

Vote: carried unanimously

APPLICATIONS RECEIVED: none

ADJOURNMENT:

Motion to: adjourn at 9:23 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: October 3, 2018