

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

**MINUTES:** December 5, 2018

**MEMBERS PRESENT:** Barbara Kelly, John Blondin, Richard Muller, Elizabeth Warren, Jack Phillips, Adam Reed, Art Jennings

**ALTERNATES PRESENT:** Paul Côté  
Marek Kozikowski

**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 Côté for the vacancy and Alternate Kozikowski for James Macdonald.

**PUBLIC PARTICIPATION:** none

**PERMIT EXTENSIONS:** None

**CORRESPONDENCE AND REPORTS:** None

**BONDS:** None

**MINUTES:** 11/21/18

The minutes of 11/21/18 were approved, with correction of the date of the minutes, by consensus.

**CONSERVATION COMMISSION:** Mr. Folger reported that there will be a third work session of volunteers removing invasives from Town Hall property on December 8th. Anyone wishing to help would be welcome. Commissioner Phillips will refer a couple of scouts in need of a service project. This will be the last session until spring. Chair Kelly suggested sending a thank you to Bill Marshall and the Garden Club for all their work.

Chair Kelly would like to address the clearing at the base of the sledding hill. Mr. Folger will put together a planting plan for the spring.

**WETLAND OFFICER:** Mr. Folger stated that with the tremendous amount of rain recently, the Toll Brothers site has had some problems. They have put in additional erosion controls to address the issues that have been mainly internal to this point. They have also done a great deal of seeding this fall to reduce the amount of open area. Based on the type of soil and slopes it was anticipated that this would be a challenging site.

**PUBLIC HEARING:** none

## **NEW BUSINESS:**

**Appl. 18-56P - Cumberland Farms Convenience Store and Service Station, 797 John Fitch Blvd** - IWA/CC application for the construction of a gas station/convenience store, parking, and associated utilities on a portion of land west of John Fitch Blvd and north Mascolo Rd. General Commercial (GD) zone.

Attorney Joseph Williams, Shipman & Goodwin, represented the applicant. Attorney Williams stated that the original application avoided almost any impact within the Upland Review Area (URA). Changes made in response to staff comments mean a bit more impact to the URA (very minor), but still no direct impact to wetlands.

Mark Grocki, civil engineer and project manager with VHB, reviewed the site plan. The soils are very sandy on this site. Newberry Brook is north of the site and does not cut through the site. There will be six gasoline pumps located in front of the building, with underground fuel tanks in front of the pumps on the east side of the site as far from the wetlands as possible. Parking will be on the north side and in front of the building. Dumpsters will be on the south side of the building. Primary point of access to the site will be at the signalized intersection off RT 5, with a right turn only egress. Stormwater management will consist of a number of deep sump, hooded catch basins to contain all runoff on-site. No direct runoff from pavement will enter wetlands or any vegetated areas. All catch basins will convey runoff to an underground hydrodynamic swirl type water quality unit prior to discharging into detention basin in the back. The detention basin will be a true retention basin, meaning that the majority of stormwater on-site will enter the basin in the back already pretreated and infiltrate into the sandy soils. Very, very minimal runoff will be exiting this site. The basin will retain stormwater up to the 50 year storm event. Even with a 100 year storm event, very minimal water will exit the emergency rip rap overflow channel to be created at the natural depression swale located in the far west corner. There will be a significant decrease in peak runoff due to the infiltration and no increase in volume of runoff. The disturbance to the URA is primarily due to the sidewalk and a small portion of the driveway. Erosion and sediment controls include: the on-site sandy soils; diversion swales; tracking pads; hay bales/straw bales; silt fence; designated stockpile areas. There is a heavy vegetative buffer between the site and a neighboring home. Based on town staff comment, added trees will be planted to supplement the screening from any neighbor impact. The retention basin will have two three foot deep three foot wide stone filled trenches in the bottom that help prevent the basin from becoming clogged over time and failing by accepting stormwater, bringing it down three feet below grade and making sure it gets underground into the sandy subsoils.

Tony Bonito, owner of the neighboring Mobile gasoline station spoke in opposition to the application. Mr. Bonito fears losing his business and home, after 25 years in town, if Cumberland opens next door because they are a very large corporation and he can't compete pricewise.

Commissions Blondin, Kelly and Muller stated that they walked the property.

Mr. Folger stated that one of the concerns from town staff was circulation within the site and vehicles entering the site from the intersection. Though the revised plan does address some concerns, the Town Engineer feels that some more work may be needed to mitigate the turning radius coming into the site by large tractor trailers. If this is the case, additional disturbance within the URA may occur at that corner. Does the commission want to render a decision on the application this evening or wait to see what happens? If a decision is made tonight and there were changes to be made that would result in possibly additional disturbance within the

URA, the applicant is willing to come in for a modification. Mr. Grocki requested approval this evening and stated that there were a number of ways to deal with the issue if it arises, some which might not require a modification. The commission chose to act on the application tonight and address any minor changes later.

Commission Kozikowski expressed concern that the encroachment by a neighbor might cause an issue with the placement of the dumpster and thus require a modification to the plan. Attorney Williams and Mr. Grocki stated that they hoped to peacefully work out the encroachment issue with the neighbor, but could address the dumpster placement later if necessary.

Motion to: approve Appl. #18-56P, 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 5, 2023. 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. A bond shall be collected in the amount of \$5,000 for installation and maintenance of erosion and sediment controls and a bond of \$20,000 for installation of the stormwater system.
5. All approvals required must be obtained and submitted prior to any activity on the site.
6. A contact person shall be identified on the plans.

Was made by: Commissioner Phillips  
Second by: Commissioner Blondin

Mr. Folger and Commissioner Phillips agreed that this is a well-designed plan, with a robust stormwater management system, that will mitigate any impacts to the watercourse, with a very good possibility that there will never be any flow into the stream.

The motion carried and the vote was unanimous.

**Appl. 18-61P – R&L Trucking, 540-570 Sullivan Ave – Determination of Public Hearing -**  
IWA/CC application for the construction of a repair/refueling facility and trailer storage yard, parking, and associated utilities on a portion of land north of Sullivan Ave, Industrial (I) zone.

Jeff Folger stated that a public hearing should be considered due to the fact that one of two farm drainage ditches on the property, which are mapped as wetlands, is proposed to be filled in to accommodate the construction of an addition. Mitigation in the form of wetland creation will be done along the east side.

Motion to: set a public hearing for Appl. #18-61P on December 19, 2018 based on the possibility of public interest and the potential for detrimental wetland impact

Was made by: Commissioner Phillips

Seconded by: Commissioner Warren

The motion carried and the vote was unanimous.

**Appl. 18-62P – Able Tool, 430 Burnham St - IWA/CC application for the construction of a cold storage building and equipment storage yard, and associated utilities on a portion of land north of Burnham St. Industrial (I) zone.**

Kenneth Pudeler, professional engineer, presented the application. Mr. Pudeler stated that half the site is wetlands. The new building will be constructed on the same location as the foundation of the former building on the property. Some asphalt and sidewalk will be removed, with no computed change in runoff. The Upland Review Area (URA) is to the rear of the property. Parking will be added to the west side of the building. Stone will be placed behind the sidewalk on that side. A small amount of asphalt there will be removed. All asphalt on the north side drains to the rear. Asphalt in front drains to the street. Will use the existing curbed cut onto Burnham Street. Will have to tie into the old septic system in the front of the property as there is no sewer line. The Town Engineer has stated that measures must be taken to cleanse runoff. There will be a rain garden located in the back to catch all the runoff in a large settling area, with an overflow berm to allow it to flow into the wetlands. They are proposing an eighteen inch deep pool with wood chips and a level spreader across the wetland side to spread the sheet flow from the parking area and proposed building. Wetlands will not absorb additional water very quickly, so Mr. Pudeler is proposing to create a level gravel area supported by building forms that will be left in. The forms will remain during construction and as the grass grows in that area, gradually deteriorating in a year or two – after the grass roots are firmly established. It will be filled with woodchips and plantings.

Mr. Folger stated that the commission's concern about the abundance of phragmites in the area could actually be a plus to the water quality treatment needed for this area. They are a hyper-accumulator and will use more pollutants/nutrients than they need to grow. The area will act as a bio-filter, which is the goal – upgrade the stormwater on the site to what is suitable now. This plan will certainly be a net benefit and an improvement over what exists today. The town has to conform to state and federal requirements as well, one of which is to disconnect a lot of stormwater from the main systems where possible – this will achieve that.

Motion to: approve Appl. #18-62P, 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 5, 2023. 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. A bond shall be collected in the amount of \$5,000 for both the erosion and sediment controls and the stormwater system.
5. All approvals required must be obtained and submitted prior to any activity on the site.
6. A contact person shall be identified on the plans

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

The motion carried.

The vote was unanimous.

**OLD BUSINESS:** none

**OTHER BUSINESS:** Check calendars for date for Holiday Party in January 2019, either the 9<sup>th</sup> or 23rd.

**APPLICATIONS RECEIVED:** none

**ADJOURNMENT:**

Motion to: adjourn at 7:59 p.m.

Was made by: Commissioner Blondin

Second by: Commissioner Phillips

The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson  
Recording Secretary

**Approved with correction: December 19, 2018**