

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

MINUTES: December 19, 2018

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

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.

PUBLIC PARTICIPATION: none

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: 12/5/18

The minutes of 12/5/18 were approved by consensus, with the following correction to the seventh sentence: "*Stone will be placed...*"

CONSERVATION COMMISSION: Mr. Folger reported that twelve volunteers were again clearing invasives around Town Hall property on December 8th. Additional clearing will probably be done starting in the spring.

WETLAND OFFICER: Mr. Folger stated that he had visited 1209 John Fitch Blvd where Commissioner Phillips had noticed an excavator parked. There is a catch basin in the parking lot that has an outlet pipe in the bank behind the office building. The elevation of the pipe is approximately 15 feet above the stream. There had been a lot of damage done to the bank. Repairs that have been done to the area include replacement of the old pipe with new PVC pipe, adding a rip rap spillway from the pipe to the brook that goes under RT 5 and restoration of the bank. Mr. Folger has a call into the owner but has not heard back from him as yet. They did a really good job but did not get permits to do it. Mr. Folger would like to make the owner and the contractor aware that it is necessary for the town to be aware of and approve this type of work before it is done.

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

PUBLIC HEARING:

Appl. 18-61P – R&L Trucking, 540-570 Sullivan Ave – 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.

Jay Ussery, JR Russo, presented the application. Mr. Ussery introduced Stan Richards and Jay Bullard from R&L Trucking. Mr. Ussery stated that the business is currently located at 540 Sullivan Avenue and wants to expand to include 570 Sullivan Avenue. The history of the properties is agricultural and with commercial development has changed substantially over the years. There is a manmade agricultural drainage ditch through the middle of 570 Sullivan Avenue. In the back along the northerly property line there is another manmade drainage ditch. Mr. Ussery reviewed the Wetland Report from Mr. Richard Snarski, New England Environmental Services. The drainage ditches, detention basins and swales on the property have not been maintained since installed and for the most part will be cleaned up. Invasive plants dominate these areas. The primary function of these wetland areas is stormwater management, with very low wildlife habitat value.

Mr. Ussery stated that the proposed plan includes an expansion of the existing facility at 540 Sullivan, with an area filled in between the front building and the loading docks and some small additions. No expansion of the paving around the facility, just new paving. At 570 Sullivan, there will be a new maintenance building, a fueling station and expansion of storage area around the facility. The existing building in the front will be removed. The existing driveway will be eliminated, with all truck traffic using the driveway at 540. The most easterly ditch would be eliminated in order to keep development as far away from the better man made wetland area as possible. Mitigation for this area includes improving water quality volume in the front basin, adding a forebay to that basin, enlarging the basin, adding a second forebay, adding a shallow marsh habitat area planted with wetland vegetation plugs. Additional wetland vegetation will be added along the edge of the proposed parking area, along the remaining ditch. The invasives will be removed and eventually treated with a herbicide for more long term control. A storm-cepter will be added to the small basin in the front to provide treatment to an isolated area that doesn't go through the basin. The drainage outlets into a ditch across the street. This ditch will also be cleaned out so that the system will work properly and the pipe will no longer back up.

Alternative plans were examined and this was found to be the most feasible.

Commissioners Muller, Kelly, Warren visited the site.

Mr. Folger stated that plan provides better functioning from an ecological point of view with better water quality, habitat diversity and a better functioning forested wetland area. He suggested that the Japanese Barberry be removed from the planting plan and replaced with a native planting.

Mr. Ussery reviewed the plan for around the fueling station. There is a concrete pad with a drain. A spill will go to the drain then be piped to an oil-grease separator at the maintenance building system.

Commissioner Kelly would like a long term maintenance plan proposed and reviewed by town staff.

Motion to: close the Public Hearing on Appl. #18-61P

Was made by: Commissioner Blondin

Seconded by: Commissioner Phillips

The motion carried.

The vote was unanimous.

Motion: based on the record as presented during the public hearing move a finding of no prudent and feasible alternative

Was made by: Commissioner Phillips

Seconded by: Commissioner Blondin

The motion carried.

The vote was unanimous.

NEW BUSINESS:

Appl. 18-61P – R&L Trucking, 540-570 Sullivan Ave – 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

Commissioners were satisfied they had sufficient information to render a decision.

Motion to: approve Appl. #18-61P 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 19, 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. Bonds shall be collected in the amount of \$10,000 for installation and maintenance of erosion and sediment controls during construction; \$15,000 for establishment of stormwater structures; \$15,000 for creation and maintenance of the mitigation areas and invasive control - to be held for three growing seasons to ensure proper establishment of the plantings.
5. A maintenance plan approved by town staff shall be established for the long term invasive plant control within wetland areas.
6. On the planting plan the Japanese Barberry shall be replaced with American Cranberry Bush.
7. All approvals required must be obtained and submitted prior to any activity on the site.
8. 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:

Holiday Party – January 23rd at Oakland Pizza, if they can accommodate the number of attendees. Mr. Folger will call restaurant to confirm. Chair Kelly suggested inviting Council Liaison Andy Paterna and former commissioner Audrey Delnicki.

APPLICATIONS RECEIVED: none

ADJOURNMENT:

Motion to: adjourn at 8:05 p.m.

Was made by: Commissioner Blondin

Second by: Commissioner Muller

The motion carried.

The vote was unanimous.

Respectfully submitted,

Donna Thompson
Recording Secretary

Approved: 1/16/2019