

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

MINUTES: February 6, 2019

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

ALTERNATES PRESENT: 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 7:02 p.m. Chair Kelly seated Alternate Kozikowski for Commissioner Jennings.

PUBLIC PARTICIPATION: None

PERMIT EXTENSIONS:

#14-02P Folsom Construction/Waldo Brothers subdivision and site plan, 591 and 595 Nutmeg Rd. request for 5 year extension

Jeff Folger reviewed the application. The Waldo Brothers building that had been located on the property collapsed in 2011 due to heavy snow. Approval was granted in 2014 to rebuild the building and subdivide the property into 2 lots. Since that time Folsom Construction has gone out of business and the owners of the property, Waldo Brothers, would like to renew the permit for five years. Nothing has been done on the site and the extension would be for the permit as it was initially approved.

Motion to: approve #14-02P Folsom Construction/Waldo Brothers subdivision and site plan, 591 and 595 Nutmeg Rd., 5 year extension; original terms & conditions

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried.

The vote was unanimous.

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: 1/16/2019

The minutes of 1/16/2019 were approved by consensus.

CONSERVATION COMMISSION: Another riparian planting is being planned for along Plum Gulley Brook in the spring.

WETLAND OFFICER: In response to a complaint from a neighbor at 660 Governors Highway regarding some unpermitted excavation, Jeff Folger sent a letter of investigation to the property owners at 668 Governors Highway. He is awaiting their response.

Commissioner Reed read the legal notice as published in the Journal Inquirer on Saturday, January 26, 2019 and Saturday, February 2, 2019.

PUBLIC HEARING:

Appl. 19-03P – Chase Bank, 190, 206, 218, 240, Buckland Road – IWA/CC application for the construction of an office building, parking, stormwater management structures, and associated utilities on a portion of land east of Buckland Rd. Gateway Development (GD) Zone.

Ben Tripp, Metro Realty; Ben Wheeler, Design Professionals; and Megan Raymond, Milone and MacBroom represented the applicant.

Mr. Wheeler stated that the main building of the financial institution will be located toward the front of the property, south of M & R Liquors, facing Buckland Road. Proposed are 29 parking spaces to the rear of the building, with a drive up ATM covered by a canopy. Also proposed is a connection road that will go from the traffic signal for Evergreen Walk, proceed into the site, connect to Chase Bank and then north into the existing M & R Liquors driveway. This plan is to comply with access management regulations.

In regard to stormwater management, the post development peak flows will be at or below pre-development levels for 2, 10, 25, 50 and 100 year storms. Post development volumes for a 24 hour storm event will also be at or below pre-development levels. As the existing site slopes east toward Buckland Road, a bypass pipe has been designed along the connector road with a series of yard drains that will pick up the surface flow and connect it into the drainage system in Buckland Road. The drainage from the parking lot and the north/south portion of the connector road will enter into a detention basin located between the drive-thru lane of the ATM and the connector road. It will then leave the basin, passing through a hydrodynamic separator and connecting into the bypass pipe. The storm drainage from the east/west portion of the connector road will be picked up by a pair of catch basins near Buckland Road and pass through a separate hydrodynamic separator then into the drainage system in Buckland Road. The catch basins lead to a yard drain which will pick up surface flow from the front of the bank as well as the roof leaders from the bank. Additional water quality measures include: trap hoods in the catch basins, some water quality volume within the detention basin itself and the hydrodynamic separators are sized to accommodate the entire water quality flow. Two separate seed mixes will be used in the detention basin, one on the banks and one on the floor.

Regarding erosion and sediment controls, Mr. Wheeler stated that they will consist of perimeter silt fence, inlet protection, temporary sediment traps during construction. After discussion with Jeff Folger, a mitigation area is being proposed to the east and the final plan will show additional silt fence along the southern property line and around the perimeter of the remaining wetlands to protect those wetlands from construction traffic.

Mr. Wheeler stated that prudent and feasible alternatives were considered. All the wetland disturbance for this application is associated with the connector road, which is a requirement of the Town's access management policy. It was decided that it was not the safest solution to have the connection traffic going through the parking lot. It would be safer and better meet the intent of access management to have the connector road go behind the two pad sites. The curve of the connector road has been tightened up to reduce the impact to more wetlands. This will also protect the farmer's pond and ditch to the east during future development.

Ms. Raymond stated that the soils are poorly drained, having been utilized for agricultural purposes over the years. Collectively, the three parcels total 24 acres with about 8 acres being occupied by wetlands. The wetland ecosystems are comprised of farm field wetlands, early successional wetlands, a farm pond and drainage ditch. There is not surficial expression of ground water other than through the modifications made to support agriculture – the pond and ditches. The farm field wetlands are low functioning wetlands. The southeast wetlands are still forested and are high functioning. The pond and ditch provide diversity of habitat and surficial hydrology. The proposed location of the access road impacts mainly the farm field wetlands and a portion of the early successional wetlands, making it the most prudent and feasible choice. The mitigation will be 1:1, with the creation of a scrub shrub area east of the farm pond. Wetland function will be improved with the created area.

Mr. Tripp stated that further anticipated development of the site would have additional wetland impact. The potential development would include medical office space and retail. Due to the wetland impact from the proposed future development of the three parcels, Ms. Raymond reviewed possible on-site mitigation to compensate for the disturbance.

Commissioners were appreciative of the information provided regarding potential future development of the remaining parcels to the north. The plans presented with the application had raised some questions that were addressed in the discussion of the master plan.

Jeff Folger stated that the eastern portion of the sites would be best left undeveloped thus providing areas for mitigation and easier establishment of wetland ecosystems running north and south. Development on the western portion closer to Buckland Road would be in the disturbed agricultural soils that are not good for infiltration. Mr. Folger added that the access road to the mitigation site during construction should be added to the total disturbance.

There was concern for the mitigation area during future development of the parcels. It was agreed by the applicant and commission that a conservation easement could be placed on that area. Mr. Folger stated that any additional conservation easements needed as development progressed should be placed at that time.

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

Motion to: close public hearing on Appl. #19-03P at 8:13 pm

Was made by: Commissioner Warren

Second by: Commissioner Phillips

The motion carried.

The vote was unanimous.

NEW BUSINESS:

Appl. 19-03P – Chase Bank, 190, 206, 218, 240, Buckland Road – IWA/CC application for the construction of an office building, parking, stormwater management structures, and associated utilities on a portion of land east of Buckland Rd. Gateway Development (GD) Zone.

Upon conclusion of the presentation and closing of the public hearing, commissioners determined they had enough information to render a decision.

Motion to: based on the evidence presented at the public hearing move a finding of no prudent and feasible alternatives

Was made by: Commissioner Phillips
Seconded by: Commissioner Blondin
Motion: carried
Vote: unanimous

Motion to: approve Appl. #19-03P, std conditions, bonds: \$25,000 for erosion & sediment controls and stormwater measures; \$25,000 for creation of the wetland; \$20,000 for wetland plantings and habitat plantings, to be held for three growing seasons for monitoring, maintenance and invasive control; proposed disturbance in URA be altered to include the installation of the access road to mitigation area; maintenance of the adjacent wetland area next to the mitigation be defined as part of the maintenance plan; conservation easement be placed within the area of disturbance for the mitigation area; an engineering plan to intercept and control any runoff from the pond be developed per staff approval; the access road to the mitigation area would be removed and restored once all mitigation is completed, and will be included in the erosion & sediment control bond

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

OLD BUSINESS: none

OTHER BUSINESS:

Appl. 19-12P - Educational Playcare, 742 Ellington Road – **Determination of Public Hearing** - IWA/CC application for the construction of a daycare facility, parking, stormwater management structures, and associated utilities on a portion of land north of Ellington Rd. Restricted Commercial (RC) Zone.

Jeff Folger reviewed the application for the commission. There would be no direct wetland impact, but there is abutter concerns regarding the loss of trees between this property and the neighbors.

Motion to: set a public hearing on Appl. #19-12P based on the potential for public interest and public participation

Was made by: Commissioner Phillips
No second.
Motion failed.

Mestek Inc – 515 John Fitch Blvd

Jeff Folger stated that during construction of a fuel cell on the property, it was discovered that an existing stormwater outfall had collapsed. The company wants to fix this issue immediately and one of the timeliest ways to handle the repairs would be to issue a cease and restore order. The commission felt that this would be advisable as time is of the essence.

Motion to: issue cease & restore order to Mestek Inc for the erosion and collapse of the stormwater outfall at 515 John Fitch Blvd

Was made by: Commissioner Phillips
Second by: Commissioner Blondin

The motion carried.
The vote was unanimous.

APPLICATIONS RECEIVED:

Appl. 19-12P - Educational Playcare, 742 Ellington Road - IWA/CC application for the construction of a daycare facility, parking, stormwater management structures, and associated utilities on a portion of land north of Ellington Rd. Restricted Commercial (RC) Zone.

ADJOURNMENT:

Motion to: adjourn at 8:47 p.m.
Was made by: Commissioner Blondin
Second by: Commissioner Phillips
The motion carried.
The vote was unanimous.

Respectfully submitted,

Donna Thompson
Recording Secretary

Approved: February 20, 2019