

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

Minutes

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November 16, 2016

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

ALTERNATES PRESENT: Stephen Wagner, sitting for Richard Muller

STAFF PRESENT: Jeffrey Folger, Sr Environmental Planner/Conservation Officer
Donna Thompson, Recording Secretary

Chairperson Warren called the meeting to order at 7:00 pm.

PUBLIC PARTICIPATION: none

PERMIT EXTENSIONS: none

CORRESPONDENCE AND REPORTS: The Fall 2016 Habitat was distributed to the commissioners.

BONDS: none

MINUTES: October 5, 2016, approved by consensus

CONSERVATION COMMISSION: There was a discussion about solar panels being placed on agricultural farm land. Studies are beginning to establish what negative impacts there might be; such as erosion, compaction of the soil, possible depletion of the health of the soil due to nutrient loss. Commissioners questioned the feasibility of panels being raised to allow grazing beneath them, or placing the panels on flat roofs of large buildings, as alternatives to utilizing the land itself for the panels. The USDA and DEEP are currently still evaluating information. It was proposed to go to the Town Council once a paper is issued regarding best management practices for this process.

Mr. Folger stated that the Barton Property is completed except for planting trees on the berm, which will be done at just the right time – prior to the rain that's coming.

Mr. Folger stated that the Tiger Beetle population that was moved from the proposed CT Studios property is declining. The population remaining at the I-291 location is doing okay.

Mr. Folger also stated that rain level is still at a deficit.

WETLAND OFFICER: Mr. Folger stated that all sites are stable. There has been no rain.

PUBLIC HEARING: none

NEW BUSINESS:

Appl. #16-56W – Town of South Windsor – 1540 Sullivan Ave – Determination of Public Hearing - Inland Wetlands/Conservation Commission application for approval of a road drainage re-construction project located at the Buckland Road culvert.

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The project will entail extending the sidewalk in this location which will permanently impact 5,000 sq ft of wetlands/watercourses.

Motion to: set a public hearing for Appl. #16-56W, at the next meeting scheduled for December 7, 2016, due to the potential for public interest and the possibility of impact to wetlands and watercourses

Was made by: Commissioner Kelly

Second by: Commissioner Phillips

The motion carried and the vote was unanimous

Appl. #16-57P – Berry Patch III LLC. – 151 & 195 Oakland Rd – Determination of Public Hearing - Inland Wetlands/Conservation Commission application for approval of a 78 unit Multi Family Development, stormwater structures and associated improvements on property located south Oakland Road, AA-30, Residential Zone.

The project will be to construct 78 moderate income apartments and demolish all structures currently existing on the property. Perc tests still need to be done.

Motion to: set a public hearing for Appl. #16-57P, at the next meeting scheduled for December 7, 2016, due to the potential for public interest and the possibility of significant impact to wetlands and watercourses

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried and the vote was unanimous

OLD BUSINESS: none

OTHER BUSINESS: 2017 Meeting Schedule approved by consensus.

The LaCava subdivision project on Quarry Brook Drive was originally approved for three lots. A residence was built on only one lot. The two remaining lots have been offered to the Town as open space and to the Land Trust. Neither entity wanted ownership of the two parcels. Open Space Task Force did not want the lots due to the required sidewalk maintenance. Mr. LaCava has proposed a couple of options to the Town in order to find positive way for the land to be used. Mr. LaCava could build one house on the combined two remaining lots but a conservation easement would have to be reversed. Mr. LaCava also proposed putting money in escrow for the Town to use for sidewalk maintenance for a specified period of time if the Town took over ownership of the lots. The Town Manager showed interest in the proposal and will present it to the Town Council on November 21, 2016.

APPLICATIONS RECEIVED:

Appl. 16-59P, Sunset Hill Estates Subdivision – 377 Deming St – IWA/CC application for an 8-lot residential subdivision and utilities and associated improvements on property located southerly of Deming St and easterly of Ridge Rd., AA-30 Residential Zone.

The project will disturb a small pocket of wetlands. The proposed mitigation will be in the form of extending the existing farm pond on the property.

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Motion to: set public hearing for Appl. #16-59P, at meeting scheduled for December 21, 2016, due to potential for public interest and possibility of significant impact to wetlands and watercourses

Was made by: Commissioner Phillips

Second by: Commissioner Wagner

The motion carried and the vote was unanimous

ADJOURNMENT:

Motion to: adjourn at 7:52 pm

Was made by: Commissioner Blondin

Second by: Commissioner Jennings

The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson
Recording Secretary

Approved: December 7, 2016