

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

MINUTES: June 19, 2019

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

ALTERNATES PRESENT: Marek Kozikowski, seated for Barbara Kelly
Paul Coté, seated for Art Jennings

STAFF PRESENT: Jeff Folger, Sr. Environmental Planner
Donna Thompson, Recording Secretary

THE FOLLOWING ARE MOTIONS MADE DURING THE REGULAR MEETING OF THE INLAND WETLANDS AGENCY/ CONSERVATION COMMISSION – MADDEN ROOM

Vice Chairperson Phillips called the meeting to order at 7:00 p.m.

PUBLIC PARTICIPATION: None

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS:

- a. Habitat – good article about violation notices and cease & desist orders
- b. DEEP letter with tentative approval for Waste Water Treatment Plant permit renewal

BONDS: None

MINUTES: 6/5/2019

The minutes of 6/5/2019 were approved by consensus.

CONSERVATION COMMISSION: Folger stated that we are intending to reseed the top of the Dzen Farms open space next week with a warm season grass mix as mitigation for the grassland birds that were reported at the I-291 interchange in 2006.

WETLAND OFFICER: Folger stated that he visited 41 Cornfield Drive where some work was done to the rear of the property. They cleared trees and put in fill to create more lawn, but went over the property line into Town-owned open space in one area. Folger is requiring them to have a surveyor determine the accurate property line before going any further. Then the need for repairs/reparations will be determined.

Folger investigated ponding water on property at 668 Governors Highway due to a neighbor's complaint. He determined that it was not due to manmade alterations to the site. He instructed the owner that the area around the shed must be left in its natural state and no longer maintained as lawn, which they had begun to do.

Commissioner Reed read the legal notice into the record as published in the Journal Inquirer on June 8, 2019 and June 15, 2019.

PUBLIC HEARING:

Appl. #19-28P – 360 Ellington Rd Distribution Center, Scannell Properties – 360 Ellington Rd – IWA/Conservation Commission application for the construction of an industrial distribution center, parking and storage areas, stormwater structures and associated utilities on property located westerly of Ellington Rd. I-291 Corridor Development (CD) Zone.

Ben Wheeler, Design Professionals, present the application. Professional contributions were made by Dean Gustafson, All Points Technology and Karen Stackpole, GEI. Scannell Properties was represented by Daniel Madrigal.

Mr. Wheeler explained that the three properties involved in this project are 360 Ellington Road, 245 Chapel Road and R008 John Fitch Blvd, totaling approximately 45.9 acres. The proposed structure will be a 421,000 sq ft industrial building with two entrances to the site. The one from Chapel Road will be the tractor trailer entrance. The one from Ellington Road will be for cars and employees. There will be a small employee parking lot on the east side of the building. The tractor trailer parking will be on the north and west sides of the building. Outdoor storage of materials will be located on the south and southwest sides. Loading of the tractor trailers will take place within the building then the trucks will exit back out onto Chapel Road. There will be two railroad spurs into the site; one on the north side of the building, one on the south side to serve the outdoor storage area.

Wetlands for the 360 Ellington Road site were flagged by Jim McManus, JMM Wetland Consultants, on November 28, 2017. The only wetlands on this site is a man-made pond at the northwest corner of the agricultural field. There are no wetlands on 245 Chapel Road or R008 John Fitch Blvd, as had previously been determined. This pond is currently used as a retention pond with no outlet serving the Admiral Moving and Storage site on the abutting property to the north. The applicant is proposing to fill in the pond and mitigate it with the creation of a new pond at the northeast corner of the site where ground water is much higher. In this location the pond will be fed by ground water and they will not have to redirect any stormwater into the pond to keep it hydrated. No paved areas will drain into it, only surrounding landscape and lawn areas. Long term the water quality in the new pond will be much better than in the old pond. The new pond will be slightly larger than the existing pond, allowing for a 1:1 mitigation. A corrected application will be submitted to reflect the reduction in the size of the new pond.

The stormwater management report shows that under proposed conditions the site will continue to infiltrate 100% of stormwater up to the 100 year storm, as it does presently. The good soils at the west end of the site allow 100% infiltration even though the impervious coverage will be increased. There will be a series of infiltration basins, both surface basins and subsurface chambers. There will be emergency overflows for all the basins/chambers which will connect into a 54 inch pipe ultimately discharging into the Podunk River. Water quality measures will include a surface forebay and all the underground chamber units will have isolator rows.

The erosion and sedimentation controls include silt fence, temporary diversion swales with intermittent stone check dams, temporary topsoil stockpiles, construction access aprons and temporary sediment traps.

The new pond will have a wetlands bench with the remainder of the bank seeded with a retention basin wildlife mix which will provide food and habitat for different wildlife that frequent water sources. Wildlife value will be further enhanced with additional plantings of evergreens, deciduous trees and berry producing shrubs. Under the power lines will be seeded with a warm season grass mix, providing additional habitat to that which is being planted at the Coca Cola site directly across the street. The surface infiltration basins will be seeded with a tall fescue grass mix due to its ability to thrive in either dry or wet conditions. The plan notes that the area will have to be mowed on a regular basis to ensure that the infiltration functions of those basins remain throughout the spring, summer and fall.

The plans have been revised to reflect comments by town staff. The phasing plan provided is being revised to reflect that the first phase of construction will be the creation of the new pond.

Mr. Gustafson reviewed the translocation plan proposed for the species currently residing in the existing pond. The area was surveyed to identify the types of species inhabiting the pond. Resulting from the untreated stormwater influx the pond has very poor water quality thus a limited number of species – bullfrogs and green frogs. The pond's principal function is to treat stormwater from the self-storage facility next door. The pond has limited function and value from a wildlife habitat standpoint. The embankments are steep, with limited vegetation and a steep drop-off within the pond, thus further limiting the biodiversity within the pond. There will be periodic monitoring of the new pond during the translocation process. The creation of the new pond will be first so that the water chemistry can be monitored to ascertain that it can sustain the species eventually being relocated to it. The proposed planting plan will significantly enhance the wildlife utilization in the new pond compared to the existing pond. Mr. Gustafson stated that it is his professional opinion that the project will not result in the likely adverse impact of wetland resources.

Mr. Wheeler stated that the prudent and feasible alternatives considered for this site were to place the building in other places on the site or to flip the site plan, but the constraints from the railroad spurs made this plan the one that worked. Any other proposal would impact the pond resource.

Commissioners questioned how the runoff from the Admiral site would be prevented from infiltrating into the new pond. The two existing discharge points will be picked up and routed to the west and through the new storm system.

An aerator in the pond is a possibility. It has not been discussed yet. More trees could be added to the south and east side of the pond to help shade it as a condition of approval.

By regulation, outdoor storage must be screened from public roads. There will be a 10 foot high berm to help screen the outdoor storage from Ellington Road, as well as landscaping and a screening wall.

Revised plans have been submitted and need to be reviewed by Town staff. The public hearing will be continued to the next meeting.

Motion to: continue the public hearing on Appl. #19-28P to the July 3, 2019 meeting

Was made by: Commissioner Blondin

Second by: Commissioner Warren

The motion carried.

The vote was unanimous.

NEW BUSINESS:

Appl. #19-29W – Electro Methods Drainage Swale Excavation – 519 Nutmeg Rd – IWA/Conservation Commission application for the excavation of contaminated soil from an existing watercourse on property located westerly of Nutmeg Rd. Industrial (I) Zone.

Josh Wilson, Fuss & O'Neill, presented the application. William Soucy and Paul Keller from Electro-Methods were also in attendance. This is a remediation project to clean up contamination within a portion of a watercourse. Twelve cubic yards of soil will be excavated and trucked off-site to an approved disposal facility. The stream will be temporarily coffer dammed on either side of the remediation area. A temporary sump will be placed on the upstream side and will pump water around the cleanup site during removal of the contaminated soil. The area will be restored with clean sand and other native material, and planted with a wetland seed mix. The project should be completed within a week's time if not sooner.

Commissioners stated that this is a commendable effort and complemented the applicant for their thoroughness and initiative.

Motion to: approve Appl. #19-29W with standard conditions and a bond of \$2,000 for establishment and maintenance of adequate erosion and sediment controls within the process

Was made by: Commissioner Blondin

Second by: Commissioner Warren

The motion carried.

The vote was unanimous.

OLD BUSINESS: none

OTHER BUSINESS: none

APPLICATIONS RECEIVED:

#19-32P – Vintage Hills II: seven lot subdivision and erosion and sediment control plan. There are no wetlands on the site. The Upland Review Areas for off-site wetlands do extend onto this property.

Motion to: hear Appl. #19-32P at the July 17, 2019 meeting

Was made by: Commissioner Blondin

Second by: Commissioner Warren

The motion carried.

The vote was unanimous

ADJOURNMENT:

Motion to: adjourn at 8:07 p.m.

Was made by: Commissioner Blondin

Second by: Commissioner Warren

The motion carried.

The vote was unanimous.

Respectfully submitted,

Donna Thompson
Recording Secretary

Approved: July 3, 2019