

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

**MINUTES:** July 3, 2019

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

**ALTERNATES PRESENT:** Marek Kozikowski, seated for Adam Reed

**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

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

**PUBLIC PARTICIPATION:** None

**PERMIT EXTENSIONS:** None

**CORRESPONDENCE AND REPORTS:** None

**BONDS:** None

**MINUTES:** 6/19/2019

The minutes of 6/19/2019 were approved by consensus.

**CONSERVATION COMMISSION:** Folger reported that the goats that were eating the invasives at Town Hall have been relocated by their owner. We had them for four weeks and they did a very good job. The area will have to continue to be treated in some way to control the invasives.

There is an Eagle Scout that will be doing a project to mark the storm drains in Farnham Estates. He will be attaching 100 markers to the top of storm drains educating people about stormwater impacts to wetland areas.

**WETLAND OFFICER:** Folger gave an update on the 41 Cornfield Drive issue of open space clearing and filling. The surveyor hired by the property owner determined that the owners went ten feet into Town-owned open space. A restoration plan will be worked out.

The 668 Governors Highway water ponding issue will be resolved by letting the brush grow back where the owners had recently created more lawn near a shed at the rear of the property.

**PUBLIC HEARING:** continued from 6/19/2019

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, continued the presentation of the application. Professional contributions were by made by Dean Gustafson, All Points Technology.

Mr. Wheeler addressed the concerns commissioners raised at the June 19<sup>th</sup> meeting. A revised application has been submitted with the new pond sized at 28,422 sf, making the mitigation 1:1. The landscaping plan was revised to show additional trees on the south and east sides for shading of the pond. For safety purposes, the pond has been moved further from Ellington Road. There is some revised grading for the pond. The basins planted with tall fescue grass are proposed to be mowed once a year with removal of clippings and monitoring of infiltration. The dissolved oxygen in the pond will be monitored, with aeration provided if needed. The catch basin top near the pond is an emergency overflow. There will be room for a multi-use trail between the road and the pond in the future.

Motion to: close the public hearing on Appl. #19-28P at 7:38 pm

Was made by: Commissioner Phillips

Second by: Commissioner Warren

The motion carried.

The vote was unanimous.

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

Was made by: Commissioner Phillips

Seconded by: Commissioner Blondin

Motion: carried

Vote: unanimous

## **NEW BUSINESS:**

**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.

Motion to: approve Appl. #19-28P, standard conditions, bonds: \$50,000 for establishment and maintenance of erosion and sediment controls; \$100,000 for installation of the stormwater system; \$50,000 for the mitigation of wetlands on the site, including plantings on the shelf in the pond; surface infiltration areas shall be mowed no more than twice a year for two years; removal of clippings is allowed, and shall be monitored for the effect on the infiltration, the results shall be presented to town staff; maintenance plan shall be revised to minimize the use of salt and/or other snow melting chemicals; the aquatic and habitat vegetation adjacent to the pond shall be monitored for three growing seasons to ensure proper establishment and the presence of invasives shall be monitored; the \$50,000 mitigation bond shall be held for the three growing seasons; monitoring of the dissolved oxygen levels in the pond, aerating if needed.

Was made by: Commissioner Phillips

Seconded by: Commissioner Warren

Commissioner Phillips stated that there is more impervious than we like but they are doing 100% infiltration, which is a very good thing and should be encouraged. Their efforts to relocate the pond and improve the habitat in the pond makes a net improvement.

Motion: carried

Vote: unanimous

**OLD BUSINESS:** none

**OTHER BUSINESS:** none

**APPLICATIONS RECEIVED:**

**#19-37P – The Learning Experience:** daycare facility at Evergreen Walk Unit 7D, 151 Buckland Road

**ADJOURNMENT:**

Motion to: adjourn at 7:52 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: July 17, 2019**