

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

**MINUTES:** July 17, 2019

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

**ALTERNATES PRESENT:** Paul Cote seated for Art Jennings  
Marek Kozikowski

**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:** 7/3/2019

The minutes of 7/3/2019 were approved by consensus.

**CONSERVATION COMMISSION:** Folger informed the commission that the Town Council has passed an ordinance designating certain parcels of open space as “wildlife protected areas”. The Dzen Farms open space is the first such parcel designated. This was a requirement of DEEP as mitigation for the Grasshopper Sparrow habitat created due to the I-291 project. He provided samples of the signs to be posted informing people that no dogs are allowed whether on or off leash, and that the owner would be subject to a fine. The police department will issue the tickets. Other open space parcels can be designated protected areas by resolution from the Town Council.

Chair Kelly mentioned that volunteers are needed for removing invasive water chestnut plants from Mill Pond. Needed is a kayak or canoe, and meeting time is 6:45 pm at 34 Norton Lane.

**WETLAND OFFICER:** Folger will be meeting with the owner of 41 Cornfield Drive to review the planting plan for the restoration needed to the Town’s open space adjacent to their property.

**PUBLIC HEARING:** None

**NEW BUSINESS:**

**Appl. 19-32P, Vintage Hills II, L006 Barber Hill Rd** - Subdivision application for a 7-lot residential subdivision, road, utilities and stormwater structures on a portion of land west of Barber Hill road and north of Vintage Lane. Rural Residential (RR) zone.

Peter DeMallie and Daniel Jameson, DPI, presented application. Robert Urso and John Jacques, applicant and builder, respectively, were also in attendance.

Mr. DeMallie stated that the cul-de-sac from the original Vintage Hills development will be extended approximately 500 feet to the north to accommodate four of the lots. The other three lots will be off Barber Hill Road, with one interior lot sharing a driveway with lot 6. There will be approximately 4.5 acres of disturbance. There is no floodplain and no wetlands on the site, but there is an 80 foot upland review area in the northwest corner of lot 1. There is a fifteen foot hedgerow easement along the north side of the original development which is proposed to be extended to thirty feet to include the preservation of a stone wall.

Mr. Jameson reviewed water quality, erosion and sedimentation control, stormwater drainage and road runoff. There are currently three discharge points off the property. Peak flows will be reduced due to the change from farmland to lawn. The water quality basin has been designed to provide 100% water quality volume for the proposed 500 foot road and the additional 281 feet of modification to the existing cul-de-sac as well. In the northeastern corner is a small depression that will continue to function as it currently does with water flow piped to it while reducing the elevation of the depression. Erosion control measures include a pre-formed scour hole with rip rap to reduce flow velocity into the densely vegetated area in the northwest corner to protect the water quality swale and depression that currently exists there. Additional e&s measures include silt fencing, hay bales and erosion control matting. Water flow will continue in the direction as it currently does. Mr. Folger stated that due to the very silty soils a more robust erosion control is needed in the way of Gabion Baskets filled with woodchips instead of hay bales at the outlet of the temporary basin. Mr. Folger also recommended backfilling the silt fence at the base with woodchips. Some trees will be cleared on the site and the material could be used for this purpose.

Chair Kelly questioned the proposed reduction of peak flows based on the size of the homes to be built. Mr. Jameson reviewed the information from the drainage report and stated that the peak flows would be lower with the proposed impervious than from the existing agricultural field.

Commissioners questioned the collection of runoff from Barber Hill Road into a depression on lot 7. Mr. Jameson stated that the drainage pattern will not change and the depression will be planted with a seed mix used regularly in basins, allowing the area to be mowed. Mr. Folger suggested an easement be placed on that area.

Commissioners questioned referencing how the drainage across lots 3 and 4 is intended and designed to enter onto lot 5. Mr. Folger stated that a drainage easement or note to make buyer beware of the conditions should be addressed.

Motion to: approve Appl. #19-32P, standard conditions; bonds, to be posted prior to construction: \$25,000 for erosion & sediment controls; \$20,000 for installation of stormwater structures; sedimentation and erosion plan shall be modified to use Gabions and woodchips instead of hay bales; silt fence shall be reinforced with woodchips; an easement shall be placed on lots 6 & 7 to assure the water flow drainage pattern is not altered; a drainage easement shall be placed on lot 5 to allow for flow from lots 3 & 4; reinforcement shall be placed in the area of concentrated flow below the outfall from the stormwater, method to meet with the approval of town staff

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

Commissioners Phillips stated that with the added conditions it appears to be a fairly good conservation and erosion control plan on this property. Chair Kelly concurred.

The motion carried.  
The vote was unanimous.

**Appl. 19-37P, The Learning Experience Daycare, 151 Buckland Rd** - Conservation application for a daycare building and play area, and associated utilities on a portion of land west of Buckland Rd. Gateway Development (GD) zone.

Tim Coon, JR Russo, presented the application. This would be for a 10,000 sq ft daycare facility at the intersection of Tamarack Avenue and Sedona Circle within Evergreen Walk. The area is 1.1 acres, cleared and relatively flat. The nearest wetland is to the north and the upland review area associated with this wetland is over 100 feet from the site. There will be a 5,000 sq ft fenced in play area and 40 parking spaces. It will be serviced by the existing utilities and existing drainage system. An existing pipe will have to be rerouted and reconnected with a new inlet structure for the parking lot. The erosion and sediment control measures being proposed include an anti-tracking pad, a perimeter sediment barrier of silt fence on the down gradient sides, temporary top soil stockpile, installation of silt sacs in the catch basin and other sediment barriers as needed to prevent any sediment getting into the drainage system. The work should be done within a construction season.

Commissioners were concerned with exposed soil for an extended period of time and the possibility of sediment getting into the drainage system. A maintenance plan was identified on the plans, stating that erosion controls must be maintained throughout construction until the site has been stabilized.

Folger stated that they are well away from the wetlands and we know from past experience that there is not a lot of silts in the soil. The perimeter controls are appropriate. The application is pretty straightforward as far as both storm and erosion and sediment control.

Roof runoff will be collected and piped to the existing drainage system. This will be added to the plans. The parking area runoff will be collected and tied into the system. There will be a catch basin with a two foot sump.

Motion to: approve Appl. #19-37P, standard conditions; bond, to be posted prior to construction: \$20,000 for installation and maintenance of erosion & sediment control structures; roof drains shall be added to the plans subject to staff review

Was made by: Commissioner Phillips

Second by: Commissioner Warren

The motion carried.

The vote was unanimous.

**Appl. 19-39P – Aldi Supermarket, 190 Buckland Road – Determination of Public Hearing - IWA/CC** application for the construction of a commercial building, parking, stormwater management structures and associated utilities on a portion of land east of Buckland Rd. Gateway Development (GD) Zone.

Mr. Folger briefly reviewed the proposed application. The building would be a 19,000 sq ft supermarket east of the Chase Bank site. Some wetlands would be filled on the property and recreated east of the existing pond. The proposed disturbance is slightly over an acre. Folger recommended a public hearing due to the amount of wetland disturbance.

Motion to: hold a public hearing on Appl. #19-39P based on the potential for significant impact to wetlands or watercourses and the possibility of public interest, at the next meeting scheduled on 9/4/2019

Was made by: Commissioner Phillips

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

**OLD BUSINESS:** none

**OTHER BUSINESS:**

Burke Ridge Farm – 354 Niederwerfer Rd – Jurisdictional ruling on utility installation to service farm structures.

Mr. Folger reviewed the proposed activity for the Commission. Burke Ridge Farm is located partially in South Windsor and partially in Ellington. They will be presenting an application to the Town of Ellington for four cow feed barns to be built on the Ellington section. Utilities would be provided from the existing farm in South Windsor, across an existing farm road, to the new sheds in Ellington. The applicant is seeking a jurisdictional ruling on whether this is a use as of right, an agricultural use. There is no wetlands activity in South Windsor, the utilities crossing will be within the farm road and it is for an agricultural use. The commission determined that an application was not needed for the proposed activity in South Windsor.

Motion: the South Windsor Inland Wetlands Agency/Conservation Commission has concluded that the work being proposed at Burke Ridge Farm in South Windsor would not be a regulated activity under South Windsor Inland Wetlands/Watercourse Regulations

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried.

The vote was unanimous.

**APPLICATIONS RECEIVED:**

**Appl. 19-39P – Aldi Supermarket, 190 Buckland Road** – IWA/CC application for the construction of a commercial building, parking, stormwater management structures and associated utilities on a portion of land east of Buckland Rd. Gateway Development (GD) Zone.

**ADJOURNMENT:**

Motion to: adjourn at 8:19 p.m.

Was made by: Commissioner Phillips

Second by: Commissioner Warren

The motion carried.

The vote was unanimous.

Respectfully submitted,

Donna Thompson  
Recording Secretary

**Approved: September 4, 2019**