

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

MINUTES: September 4, 2019

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

ALTERNATES PRESENT: Marek Kozikowski seated for Jack Phillips

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:

Appl. #14-42W – Richard Hayes House Lot – 944 Pleasant Valley Rd – Inland Wetland/
Conservation Commission application for the construction of a single family house on an
existing lot, and associated utilities, on property located easterly of Pleasant Valley Rd., Rural
Residential (RR) Zone, request to extend the application for an additional 5-year period.

Mr. Folger stated that there has been no construction activity on the property. Mr. Hayes is
requesting a five year extension for development of the lot.

Motion to: extend the permit for five years on Appl. #14-42P with the original terms & conditions

Was made by: Commissioner Blondin

Second by: Commissioner Reed

The motion carried.

The vote was unanimous.

Conditions are as follows:

1. The final approved copy of the entire set of plans and this letter reproduced thereon must be submitted to the Planning Department. This must be completed within 65 days of approval prior to any construction activity on the site. Plans submitted to Planning & Zoning Commission shall be considered having met this requirement.
2. The application shall indemnify and hold harmless the Town of South Windsor against any liability, which might result from the proposed operation or use.
3. The permit is valid for five years and shall expire on September 4, 2024. It is the landowner(s)/applicant(s) responsibility to track expiration dates and notify the Commission of a renewal request at least 65 days prior to expiration.
4. Bond shall be collected in the amount of \$5,000 to ensure adequate erosion and sediment controls are constructed and maintained through the construction process.
5. All approvals required must be obtained and submitted prior to any activity on the site.

6. A contact person shall be identified on the plans.
7. A revised plan showing a conservation easement located outside the proposed clearing limits, over the wetlands to Quarry Brook, to follow the top of the bank, with an allowance for a foundation drain be submitted to and reviewed by Town Staff.
8. A perimeter shrub planting plan must be submitted.

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: 7/17/2019

The minutes of 7/17/2019 were approved by consensus.

CONSERVATION COMMISSION: Folger reported that the Park & Recreation Department dug a drainage swale at Rye Street Park to try to drain the southeastern corner of the site where the parking area and exit is should there be heavy rains prior to an event.

The Commission will send a letter to Park & Rec requesting that the mowing of the wildflowers on the berm not be done until November on an annual basis to allow natural reseeding and food for birds.

WETLAND OFFICER: Folger stated that the construction sites have held up well in the rain. Erosion controls at the two school sites worked very well. Ground water is somewhat normal. Most vernal pools are dry, but not parched. Anticipating a busy fall with applications.

The detention basin at the base of the Toll Brothers site continues to show red sediment. This will be the case until all the landscaping has been completed. Hopefully this fall they will remove about a foot of fill, re-grade and re-seed. The basin on Nevers Road has been off-line during construction so the infiltration is still very good. The lots are all sold about a year and a half ahead of schedule.

Commissioner Reed read the legal notice as published in the Journal Inquirer on Saturday, August 24, 2019 and Saturday, August 31, 2019.

PUBLIC HEARING:

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.

Ben Wheeler from Design Professionals Inc. presented the application. Megan Raymond from Milone & MacBroom assisted in the presentation. Mr. Wheeler stated that the Aldi store will be a 19,200sf building located behind the soon to be constructed, Chase Bank on Buckland Road. This is part of the same development project. There will be 97 parking spaces with access from Buckland Road via a private roadway previously approved in the Chase Bank application. A large amount of stormwater will be routed to the detention basin north and west of the building. There will also be two catchbasins at the southern entrance to the parking lot, which will be routed through hydrodynamic separator before being piped toward Buckland Road. The detention basin will treat water quality and serve as attenuation for the stormwater flows. All catchbasins will have trapped hoods. The detention basin will have two different seed mixes;

one for the floor of the basin and one for banks of the basin, which will provide habitat and food for wildlife. Mr. Wheeler reviewed the stormwater report prepared and submitted by his office, stating that the peak flows will be less under proposed conditions than they are now. There will be a 30 inch riser pipe for emergency overflow from the existing pond heading south and along the southern property line. There will be grading at the northern end on the western edge of the bank for additional emergency overflow. The pipe will be set so that it will not drain down the water level of the pond. Mr. Wheeler reviewed the erosion and sediment controls presented with this application: silt fences with woodchips, temporary diversion swales with intermittent stone check dams; temporary topsoil stockpiles, construction access aprons, temporary sediment traps and temporary inlet protection, Gabion baskets with woodchips. The wetland disturbance totals 1.17 acres and includes a haul road and filling in of the farmer's ditch along the eastern edge of the property. This will encourage ground water to spill into the mitigation areas to help hydrate the wetlands.

Ms. Raymond reviewed her Wetland Impact Assessment Report, responding to questions and comments, and providing further explanation when needed. The previous agricultural use of the property has created poorly drained soils which are not easily discernable from upland areas. With this project, there was no way to avoid wetland impact on this property. The impact will be to the farm field itself and mitigation will consist of the creation of a fully functioning wetland to the east.

After commissioners' comments and questions were addressed, residents from abutting Gilbert Lane voiced their concerns. They commented about the litter and trespassing from Target, disturbance of wildlife from increased traffic and noise, the effect of drainage changes on their properties, property values being negatively impacted and possible archeological significance in the area. The commission addressed their concerns pertaining to wetlands and referred them to Planning and Zoning for those issues outside the jurisdiction of this agency.

Motion to: close public hearing on Appl. #19-39P at 8:27 pm
Was made by: Commissioner Blondin
Second by: Commissioner Jennings

Motion was withdrawn in order to address prudent and feasible alternatives.

Mr. Wheeler stated that the best development for the site is the plan that has been presented - concentrating development on the west and proposing conservation and mitigation on the east. The alternative was the upland area closer to the east and closer to the hillside, an upland area. Leaving the wetlands to the west untouched, the development would have been back and at the base of the slope. That upland area could be left open for development and the replicated wetland and conservation would be higher quality and not be subject to development.

Motion to: close public hearing on Appl. #19-39P at 8:30 pm
Was made by: Commissioner Blondin
Second by: Commissioner Jennings
The motion carried.
The vote was unanimous.

NEW BUSINESS:

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.

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

Was made by: Commissioner Blondin

Seconded by: Commissioner Warren

Commissioner Jennings wanted to clarify for the public attendees that this application basically improves a portion of land that was lower quality in terms of wetlands with this development and the resulting higher quality wetlands is more functional and useful. Commissioner Jennings emphasized that, by state statute, this commission is strictly concerned with wetlands, not any other aspect of the development of the property.

Motion: carried

Vote: unanimous

Motion to: approve Appl. #19-39P, with the following conditions:

1. The final approved copy of the entire set of plans and this letter reproduced thereon must be submitted to the Planning Department. This must be completed within 65 days of approval prior to any construction activity on the site. Plans submitted to Planning & Zoning Commission shall be considered having met this requirement.
2. The applicant shall indemnify and hold harmless the Town of South Windsor against any liability, which might result from the proposed operation or use.
3. The permit is valid for five years and shall expire on September 4, 2024. It is the landowner(s)/applicant(s) responsibility to track expiration dates and notify the Commission of a renewal request at least 65 days prior to expiration.
4. Bonds shall be collected in the amount of \$20,000 to ensure establishment and maintenance of erosion and sediment control measures on the site; \$15,000 to ensure proper installation of the stormwater system on the site; \$50,000 to ensure the installation and establishment of the mitigation area on the site, with five growing seasons of monitoring.
5. Establishment of Gabion baskets on the outer outlet of the retention pond.
6. Removal of the invasives along the pond perimeter.
7. Planting of shade trees at the south and east portion of the pond.
8. Establish a conservation easement over the mitigation area.
9. All approvals required must be obtained and submitted prior to any activity on the site.
10. A contact person shall be identified on the plans.

Commissioners Blondin, Kelly, Warren, Muller walked site.

Was made by: Commissioner Blondin

Second by: Commissioner Muller

The motion carried.

The vote was unanimous.

Motion: Conservation Commission to send a letter to Target regarding the cleanup of litter and the trespassing issue in the neighborhood; said letter to be directed to the Planning and Zoning Commission as well as, along with a recommendation to the Planning and Zoning Commission that Aldi's institute a litter control policy and program.

Was made by: Commissioner Blondin

Second by: Commissioner Jennings

The motion carried.

The vote was unanimous.

Appl. 19-42P – NuWay Tobacco Solar Farm, 200 Sullivan Avenue – Conservation
Commission application for the construction of a 3-acre solar array, and associated utilities on a portion of land north of Sullivan Ave. and east of Rye St. Industrial (I) Zone.

Ben Wheeler from Design Professionals Inc. presented the application. Representatives from SolBid were in attendance to provide additional information. The application is for a three acre solar farm to be located on the combined properties of 200 Sullivan Avenue and R002 Rye Street. The solar farm will be located on the agricultural field at R002 Rye Street. To supply the power generated by the solar array to the NuWay complex at 200 Sullivan Avenue, the two parcels must be combined. The combination of the two properties will be part of the Planning & Zoning Commission application. The solar array will provide 988kw of power to NuWay, not all the power they need, but a significant reduction from the grid. The site is fairly flat with a consistent grade from the south to the northwest portion. Runoff enters a culvert that crosses under Rye Street and discharges into a ravine. No re-grading for the solar array will be needed, just installation of the array and seeding to establish turf under the panels. Runoff will continue as it does presently. There is actually a reduction in runoff due to the agricultural field being converted to turf. Along the edge of the solar panels, where water will be running off on to the ground, turf reinforcement mats will be placed to prevent erosion issues until the grass is sufficiently established. Would like to have the solar installation complete by the end of the year. The entire farm field will be seeded with the same turf mixture. At this time, the balance of the farm field will remain agricultural. There are no wetlands on the site.

Nate Raymond from SolBid responded to questions from the commissioners in regard to installation and maintenance of the solar array. The panels are usually cleaned by rainwater and set high enough to mow under and around; posts are pile driven into the ground and support several panels a piece; the conduit with wiring is underground until it gets to the actual NuWay building.

Mr. Wheeler addressed Mr. Folger's concern about the choice of seed mix for the field by stating that they have found a seed mix that is specifically for solar arrays – fescues, clover. It is hardier than a residential mix and does not get too tall.

Mr. Raymond stated that this is a beautiful site for this type of project – flat, plenty of access points, south facing, near the building, no trees in the way.

Motion to: approve Appl. #19-42P, with the following conditions:

1. The final approved copy of the entire set of plans and this letter reproduced thereon must be submitted to the Planning Department. This must be completed within 65 days of approval prior to any construction activity on the site. Plans submitted to Planning & Zoning Commission shall be considered having met this requirement.

2. The applicant shall indemnify and hold harmless the Town of South Windsor against any liability, which might result from the proposed operation or use.
3. The permit is valid for five years and shall expire on September 4, 2024. It is the landowner(s)/applicant(s) responsibility to track expiration dates and notify the Commission of a renewal request at least 65 days prior to expiration.
4. A bond shall be collected in the amount of \$5,000 to ensure proper placement and maintenance of erosion and sediment controls.
5. Approval by Town staff of the revised seed mix.
6. Installation of permanent turf reinforcement mats.
7. All approvals required must be obtained and submitted prior to any activity on the site.
8. A contact person shall be identified on the plans.

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

OLD BUSINESS:

OTHER BUSINESS:

APPLICATIONS RECEIVED:

Appl. 19-44P – Powerscreen New England – IWA/CC application for the construction of a gravel storage yard within the regulated area. Industrial (I) Zone.

ADJOURNMENT:

Motion to: adjourn at 9:08 p.m.
Was made by: Commissioner Jennings
Second by: Commissioner Blondin
The motion carried.
The vote was unanimous.

Respectfully submitted:

Donna Thompson
Recording Secretary

Approved: October 2, 2019