

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

**MINUTES:** October 2, 2019

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

**ALTERNATES PRESENT:** None

**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:** 9/4/2019

The minutes of 9/4/2019 were approved by consensus.

**CONSERVATION COMMISSION:** Folger stated that the Town's supply of larvicide is being depleted due to the positive EEE testing of one mosquito at the Burgess Road testing site. The Town has been applying larvicide, as well as having it available to concerned residents. He stated that the ground water is very low, so there is not a lot of standing water, but this type of mosquito can breed in very small pockets of water. This makes it difficult to treat for them and residents need to clean up areas such as gutters, tires, birdbaths, anything that holds even small amounts of stagnant water on their property. Starting next summer there will be a big educational push to residents to dump out birdbaths, clean out gutters, remove standing water. Emptying buckets, birdbaths, etc., once a week should be sufficient to prevent an issue. Cool weather helps slow down activity and hatching of larva, but the first hard frost will eliminate the concerns until spring.

**WETLAND OFFICER:** Folger stated that with the good weather we have been having the construction sites are in really good shape. The two schools sites will soon be putting down annual rye over the entire area to lock up the sites for the winter. He will be visiting Toll Brothers and any other house sites as well.

**PUBLIC HEARING:** None

**NEW BUSINESS:**

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

Jay Ussery from JR Russo presented the application, with Matt Davison from Davison Environmental reviewing the wetlands assessment. Mr. Ussery stated that this is an undeveloped parcel within the complex adjacent to Powerscreen's main facility. There are detention basins adjacent to the street in the front and swales that run along the sides of the property. In order to access this parcel they have to come in from the main driveway of 140 Nutmeg Road South. There is a small end of a swale that needs to be crossed – 263 sf to be filled. Initially there was no disturbance proposed but the driveway needed to be made wider for some of the large equipment to make the turn into the storage yard. The surface of the storage yard will be gravel with drainage is graded to go south to a drainage/infiltration basin. During a storm event, it will outlet through a pipe into the swale, follow the swale out and into the main detention system on the north side. The majority of the parcel is within the 80 ft regulated area. There will be some plantings for screening and some wetland buffer plantings

Mr. Davison stated that the wetland out front seems to be a created stormwater drainage. It is a low gradient wetland functioning for ground water recharge, flood flow retention and water quality. The stormwater collection area and a fringe area along the swale should be permanently seeded and also winterized if necessary. Filling the tip of the wetland will not affect the function and values. The majority of wetlands will not be affected.

Mr. Folger concurred with the analysis and stated that he requested that plantings be added due to over clearing on the parcel prior to this application.

Commissioner Phillips stated that the applicant has potentially improved existing conditions.

Commissioner Kelly was concerned about leaks from equipment stored on the gravel surface. Mr. Ussery stated that there is always a risk of leaks when storing equipment but an environmental consultant had indicated a number of years ago that gravel is better than pavement. With pavement a storm event would cause contaminants to runoff directly into the drainage system. With gravel there is the opportunity to remove the contaminated gravel and dispose of it properly and replace it with new gravel.

Motion to: approve Appl. #19-44P, 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 October 2, 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 \$5,000 for establishment and maintenance of erosion controls; \$5,000 for wetland plantings; \$2,000 for installation of the stormwater system.

5. Routine inspections of the gravel surfaces shall be done to detect the presence of leaks from equipment. The applicant shall provide a disposal protocol for contaminants; plan to be reviewed and approved by town staff.
6. All approvals required must be obtained and submitted prior to any activity on the site.
7. A contact person shall be identified on the plans.

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried.

The vote was unanimous.

**Appl. 19-46P – Evergreen Walk Unit 12, 151 Buckland Rd – Determination of Public Hearing** - IWA/CC application for the modification of permit #15-64W for the alteration of the existing stormwater detention basin, and associated utilities on a portion of land located west of Buckland Rd. Gateway Development (GD) Zone.

Mr. Folger stated that this application, originally approved in 2015, was basically a spec site plan for the owner of Evergreen Walk to present to a prospective tenant. The tenant is ready to go forward but has some minimal requirements regarding parking. The additional parking needs will require modification to the existing stormwater basin. There will be fill in a portion of the basin itself and infiltrators in the parking lot. They are mitigating the loss of storage capacity of the detention basin with storage underneath the parking lot with galleries. Mr. Folger stated that he feels it is more than just a modification in that the area they are proposing to disturb is within the 100 meter setback from Plum Gulley Brook that was established when the original Evergreen Walk was approved. It is a riparian buffer that was established so that no impervious coverage could go in there, though stormwater structures could. They are seeking permission for an incursion into this area. This is more serious than just a modification as it is setting a precedent in the site and Mr. Folger suggested the need for a public hearing. The commissioners agreed that a public hearing is needed.

Motion to: hold a public hearing on Appl. #19-46P based on the potential for public interest, at the next meeting scheduled on 10/16/2019

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried.

The vote was unanimous.

#### **OLD BUSINESS:**

#### **OTHER BUSINESS:**

**State Project #0132-0139** – Rehabilitation of Bridge #05944, I-291 & King Street over Podunk River – for future discussion

#### **APPLICATIONS RECEIVED:**

**Appl. 19-46P – Evergreen Walk Unit 12 151 Buckland Rd** – IWA/CC application for the modification of permit #15-64W for the alteration of the existing stormwater detention basin, and associated utilities on a portion of land located west of Buckland Rd. Gateway Development (GD) Zone.

**Appl. 19-48P, 240 Ellington Road Distribution Center, 240 Ellington Rd - IWA/CC**  
application for the construction of a Distribution Facility, parking, stormwater management and associated utilities on a portion of land west Ellington Rd, north of I-291. I-291 Corridor Development (CD) Zone.

**ADJOURNMENT:**

Motion to: adjourn at 7:38 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 with correction: November 6, 2019**