

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

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March 15, 2017

MEMBERS PRESENT: Elizabeth Warren, Barbara Kelly, Adam Reed, Art Jennings, Audrey Delnicki, Richard Muller, John Phillips

ALTERNATES PRESENT: Stephen Wagner sitting for John Blondin

STAFF PRESENT: Jeffrey Folger, Sr Environmental Planner/Conservation Officer
Donna Thompson, Recording Secretary

Chairperson Warren called the meeting to order at 7:00 pm.

PUBLIC PARTICIPATION: none

PERMIT EXTENSIONS: Appl. #08-03P – Avery Street Christian Reformed Church – 399 Beelzebub Road

Motion to: approve a five year permit extension for Appl. #08-03P – Avery Street Christian Reformed Church – 399 Beelzebub Road – Conservation commission application for an addition to an existing building, parking and associated improvements on property located east of Avery Street and south of Beelzebub Road. Rural Residence (RR) zone.

This approval is subject to 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 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 March 15, 2022. 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. All approvals required must be obtained and submitted prior to any activity on the site.
5. A contact person shall be identified on the plans.
6. A bond of \$2,000.00 will be carried over from the previous application for Avery Street Christian Reformed Church to ensure compliance with erosion and sedimentation control measures.

Was made by: Commissioner Wagner
Second by: Commissioner Jennings
The motion carried and the vote was unanimous

CORRESPONDENCE AND REPORTS: Chair Warren confirmed that all Commissioners received notification of the FOI/Ethics Training to be held on March 24, 2017.

BONDS: none

MINUTES: February 15, 2017, approved by consensus

CONSERVATION COMMISSION: Folger has signed off on a scout project for a fishing dock at the Lawrence Road Park pond. The Parks and Recreation Department has been clearing

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brush and opening up pathways through the park, which will make it more accessible to the public.

Folger stated that seedlings have been ordered for planting near the CREC school on Chapel Road. Students will be planting Conifer seedlings along Long Hill Road where there was more clearing than anticipated done to accommodate the ball fields.

Commissioner Kelly stated that the North Central Conservation District's (NCCD) spring 2017 plant and seedling sale is going on now. Purchases can be made from their website. South Windsor is part of the NCCD.

WETLAND OFFICER: Folger stated that the groundwater is finally beginning to rebound.

Commissioner Phillips read the legal notice as published in the Journal Inquirer into the record.

PUBLIC HEARING: 7:10 pm

Appl. #17-04P – Toll Land 18 Limited Partnership, The Estates at South Windsor – R022 and R024 Graham Rd and L024 Graham Rd and L005 Norma Rd – Inland Wetlands/ Conservation Commission application for approval of a 45-lot residential subdivision and associated improvements located easterly of Graham Rd and southerly of Joseph Lane. Rural Residential (RR) and A-20 Residential Zone.

Attorney Joseph Williams, Shipman and Goodwin, represented the applicant. From Milone and MacBroom, Daniel Kroeber, Project Engineer and William Root, Wetland and Soil Scientist, provided professional expertise regarding wetlands delineation and storm water management.

Mr. Root reviewed the wetland conditions on the Town-owned property. There are no wetlands on the Graham Road parcels owned by St. Margaret Mary Church and the Catholic Cemeteries Association. Further wetland delineation determined that there is a small wetland where the discharge pipe will be on the Town-owned Graham Rd property. The outlet pipe will be extended due to concern for erosion at the original proposed point of discharge. There is limited function and value as this is a residential area, though there is some wildlife habitat and recharge capability. Planting of native shrubs will provide stabilization, improved filtration and less runoff. The proposed plans will improve existing conditions.

Mr. Kroeber stated that the erosion control plan has been designed in accordance with Town and DEEP guidelines. There will be deep sump catch basins in the road; plantings for erosion control; a 24 inch pipe into the Town-owned parcel on Graham to slow down runoff and prevent erosion in the drainage ditch; swales for infiltration; Gabion baskets filled with woodchips; silt fences; hay bales; anti-tracking pads. There is well draining sandy soils that are good for infiltration. A landscape berm will be built along Graham Road early in the project. Berms capped with clean material will be used to deal with contaminated soil from past agricultural use. Homes will be built in two phases, with the road put in during phase one as a temporary cul-de-sac. Road drainage will be completed prior to a CO being issued. There are on-going discussions with Town staff regarding maintenance of the basins, which will be necessary during construction and thereafter. The Town will not accept the new road until one year after satisfactory completion of the project.

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Folger stated that one or two of the lots could be reserved as an alternate area for an erosion and sediment control basin should the project not be completed. Folger suggested that an approval condition could be set to address this possibility.

Folger stated that the site has historically been farmed and there has been much erosion, with the water in the concrete culvert between Norma Road and Skyline Drive running red. This runoff will be much reduced with this plan. It is a good plan addressing issues both during construction and after.

Two residents had questions regarding the effect of additional runoff on their properties. Mr. Kroeber responded to their concerns that the proposed plans will reduce not increase runoff to their properties.

Commissioners Kelly, Warren, Wagner and Reed visited the site.

Motion to: close the public hearing for Appl. #17-04P, at 8:22 pm

Was made by: Commissioner Phillips

Second by: Commissioner Delnicki

The motion carried and the vote was unanimous

NEW BUSINESS:

Appl. #17-04P – Toll Land 18 Limited Partnership, The Estates at South Windsor – R022 and R024 Graham Rd and L024 Graham Rd and L005 Norma Rd – Inland Wetlands/Conservation Commission application for approval of a 45-lot residential subdivision and associated improvements located easterly of Graham Rd and southerly of Joseph Lane. Rural Residential (RR) and A-20 Residential Zone.

Commissioners were satisfied they had all information necessary to make a determination.

Motion: based on the record as a whole presented at the public hearing, move for a finding of no prudent or feasible alternative for Appl. #17-04P

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

The motion carried and the vote was unanimous

Motion to: to approve Appl. #17-04P – Toll Land 18 Limited Partnership, The Estates at South Windsor – R022 and R024 Graham Rd and L024 Graham Rd and L005 Norma Rd – Inland Wetlands/Conservation Commission application for approval of a 45-lot residential subdivision and associated improvements located easterly of Graham Rd and southerly of Joseph Lane. Rural Residential (RR) and A-20 Residential Zone, 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 March 15, 2022. 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.

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4. A bond shall be collected in the amount of \$50,000 to ensure proper placement and maintenance of erosion and sediment controls; a bond shall be collected in the amount of \$30,000 for installation and maintenance of stormwater controls; and a bond shall be collected in the amount of \$10,000 for the installation and maintenance of wetland plantings through three growing seasons after the initial installation of the plants.
5. The density of the bare root plantings at the stormwater outfall pipe shall be increased to two-foot on center.
6. Lot #43 shall be reserved as an alternate space for an erosion and sediment control basin until Phase I is developed and/or stabilized to a point where Town staff in consultation with the developer can determine that storm water runoff entering the permanent western detention basin will not compromise the infiltrative qualities of that basin.
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 Phillips
Second by: Commissioner Kelly
The motion carried and the vote was unanimous

OLD BUSINESS: none

OTHER BUSINESS: none

APPLICATIONS RECEIVED: Appl. #17-07P, Aldi Distribution Facility Expansion, 295 Rye Street.

ADJOURNMENT:

Motion to: adjourn at 8:32 pm
Was made by: Commissioner Delnicki
Second by: Commissioner Phillips
The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson
Recording Secretary

Approved: April 5, 2017