

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

MINUTES: December 18, 2019

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

ALTERNATES PRESENT: Paul Cote seated for Elizabeth Warren

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: 12/4/2019

The minutes of 12/4/2019 were approved by consensus.

CONSERVATION COMMISSION: Folger stated that there may be a planting project in the spring for a scout troop to continue filling in the riparian buffer along Plum Gulley Brook.

WETLAND OFFICER: Folger stated that everything is frozen at this point so there are no issues at this time.

NEW BUSINESS:

Appl. 19-55P – Michel's Electric, 416 John Fitch Blvd. – Conservation Commission Application for the construction of a storage yard, parking, and storm water management and associated utilities on a portion of land east of John Fitch Blvd, and north of Chapel Rd. Industrial (I) Zone.

Jay Ussery from JR Russo Associates represented the applicant. The property owner, Dennis Botticello was also in attendance. The site is a former brick yard located adjacent to the CT Soils property, with the entrance off Chapel Road. The Planning and Zoning Commission has approved a temporary and condition permit for this site. The applicant would like to utilize 4.8 acres in the southwesterly corner of the property. The site will be used for a "lay down yard" for the temporary storage of electrical equipment such as poles, timber, insulators, wire, fasteners, etc. Michels is a sub-contractor for Eversource and is doing an extensive amount of

transmission line work in South Windsor and neighboring towns. There are some previously disturbed areas as well as a wetland area that was created when excavation was done for the brick making activity in the 1970's. On the north side is the Podunk River and a wetland line follows along the river's route. All proposed activity is located outside the 80 foot Upland Review Area. The previously disturbed areas will be top soiled, seeded, mulched and permanently vegetated, with a mixture of fescues. Seeding will be done in the spring. The erosion controls will be a line of silt fence and an infiltration basin, which will take the entire 100 year storm event without overtopping. Test pits showed very sandy soil with just a little bit of clay in one test pit. Never reached the water table in any of the test pits. All the runoff will be taken care of with the infiltration basin. There will not be any paving done on the site, it will have some crushed stone from CT Soils. There will be very little grading. The contaminated soil found on the site has been tested and will be removed to the Manchester landfill.

Commission Phillips stated that it is a well thought out plan.

Folger stated that the site is mostly vacant during the day once the crews have come and gone and that there should not be a problem with runoff. This plan should be a net benefit to the area.

Motion to: approve Appl #19-55P, 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 December 18, 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 of \$10,000 for establishment of erosion control measures and stabilization of the site.
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.

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried.

The vote was unanimous.

Commissioner Reed read into the record the legal notice as published in the Journal Inquirer on Saturday, December 7, 2019 and Saturday, December 14, 2019.

PUBLIC HEARING:

Appl. 19-56P – 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.

Michelle Carlson from BL Companies represented the applicant. Also in attendance from BL Companies was Jessica Bates and Sarah LeClerc. Mark Marchisano from Costco attended to provide additional information. Alan Lamson and Matt Galligan were in attendance as well as.

Ms. Carlson stated that the modification to the plan is to fill a portion of detention basin #7 which is located within the existing riparian buffer. The original approval was for a big box store but not specifically for Costco at that time. The modification is to accommodate the number and location of parking spaces required by Costco, and additional square footage for the building. Proposed are: zero acres of wetlands filled; 0.32 acres of upland disturbance; 0.63 acres of riparian buffer to be relocated. The Costco site is 43.4 acres. The total proposed disturbance is 16.3 acres. The total percentage proposed to be disturbed is 37%. The existing riparian buffer was established in 2003 and a Declaration of Restrictions – Riparian Buffer was recorded in the land records at that time. It states that only the IWA/CC has the authority to modify or alter that riparian buffer. Ms. Carlson stated that it would not be setting a precedent on this site if the commission allowed modification and mitigation of the riparian buffer due to location of additional wetlands, an existing mitigation area and the lack of more developable land at this location. They are proposing to add a total of 3.84 acres more riparian area in three locations on the site. This plan should not adversely affect the wetland system or Plum Gulley Brook. Ms. Carlson stated that there are erosion control measures that will be in place; extending them into the area of detention basin #7; protecting the downstream wetland system and Plum Gulley Brook. To offset filling a portion of basin #7, some stormtech units are being proposed underground with infiltration, to be located under the parking lot. This will maintain the existing discharge and flow rates seen from the basin today. Underground infiltration was proposed instead of pervious pavers or asphalt because these do not hold up well in high traffic areas.

Folger concurs that the addition of parking area doesn't increase impact. The plan is designed for water quality flow. Sub surface infiltration will function satisfactorily and will meet standards even before runoff reaches the basin. Folger would like the phragmites addressed and a clear maintenance plan.

Commissioner Phillips questioned if the changes would make additional protection and equal protection to Plum Gulley Brook, stating that the offered mitigation is already wetlands which means already protected by IWA. Would it be developable in future? Ms. Carlson says more area could be included. Unit 9, significantly more area, is Upland Review Area and higher quality wetlands than the detention basin. Unit 9 will be added to the buffer area and incorporated into the recorded document.

The question of reducing the number of parking spaces by 20 so that the developed area did not interfere with the existing riparian buffer was answered by Mr. Marchisano. The history of existing Costco's shows that all the parking spaces they have planned for are necessary due to the volume of shoppers.

Commissioners had questions regarding the interpretation of the Declaration of Restrictions and were advised that the Town Attorney has been contacted, but has not yet responded. The commission will await the Town Attorney's input before ruling on the application.

Motion to: continue the public hearing on Appl. #19-56P to the next scheduled meeting

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried.

The vote was unanimous.

The next regular meeting is scheduled for January 15, 2020.

OLD BUSINESS:

OTHER BUSINESS:

The date for the holiday party has been set for January 22, 2020, restaurant to be determined.

Chair Kelly advised the commission that the Town Council would like to have all the town commission meetings videotaped for view on G-Media. All meetings would have to be in the Council Chambers, which is not a good venue for presenting information at IWA/CC meetings. Neither the commissioners nor the public are able to see the plans favorably or at all in some cases. The Madden Room is a more feasible and workable location for the presenter, the commissioners and the public. Folger will draft a memo to the Council for the commissioners' review stating that they prefer this kind of setting for the visuals, for the being informed, and for the ability to interact and discuss as a commission.

APPLICATIONS RECEIVED:

Appl. 20-02P, Kilkenny Heights II Subdivision, Maskel Rd - IWA/CC application for the construction of a 13-lot residential subdivision, stormwater management and associated utilities on a portion of land east of Abbe Rd and north of Maskel Rd. Rural Residential (RR) Zone.

ADJOURNMENT:

Motion to: adjourn at 8:13 p.m.
Was made by: Commissioner Blondin
Second by: Commissioner Jennings
The motion carried.
The vote was unanimous.

Respectfully submitted:

Donna Thompson
Recording Secretary

Approved: January 15, 2020