

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

MINUTES: January 15, 2020

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

ALTERNATES PRESENT: Steven King Jr

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: Reviewed memo to Town Council regarding videotaping IWA/CC meetings. Commission approved the memo and requested it be sent to the Council.

Chair Kelly congratulated Paul Cote for being appointed a full commissioner. Mr. Cote has been an alternate on IWA/CC since 2018.

BONDS: None

MINUTES: 12/18/2019

The minutes of 12/18/2019 were approved by consensus.

CONSERVATION COMMISSION: Mild weather, quiet, not much activity.

WETLAND OFFICER: Mild weather, quiet, no issues.

PUBLIC HEARING: Continued from 12/18/2019

Appl. 19-56W – 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, BL Companies, represented the applicant. Ms. Carlson was accompanied by Jessica Bates, BL Companies, Josh Wilson, Fuss and O'Neill and Mark Marchisano, Costco. Ms. Carlson introduced Mr. Wilson, who reviewed his analysis of the modification to the riparian buffer that has been requested by the applicant. Mr. Wilson stated that the primary function of the detention basin in question is stormwater detention. Mr. Wilson then explained that the

reduction of the basin will be more than sufficiently compensated for with the sub-surface detention being proposed. There will not be any impact on the wetlands downstream because of the change in the management of stormwater on the site. It is reasonable to assume that there is unlikely to be any impact on wetlands and watercourses based on that change to the site. In answer to Chair Kelly's question, Mr. Wilson stated that the remaining part of the basin will continue to provide renovation value. The sub-surface detention is likely to provide a lot of the early renovation and desynchronization of the water. Mr. Wilson also addressed the modification of the riparian buffer. The area proposed as replacement for the section to be impacted by this development will also be farmland as well as upland forest. The ecological integrity will be maintained as originally intended. Mr. Folger concurred that the reduction of the basin would not impair the buffer.

Commissioner Phillips questioned the difference between the riparian buffer as established by IWA and the DEEP no build line in regard to development in that area. Ms. Carlson responded that they have approval from DEEP to fill in the proposed portion of the basin and now need approval from IWA as IWA is the only entity that can grant any changes to the riparian buffer. Most of the proposed mitigation area is outside of the DEEP no build line, making it potentially developable as far as DEEP is concerned. There is only a small portion that would be considered developable by IWA, giving the commission more oversight over Plum Gulley Brook. The two areas on the west side of Plum gully Brook are not accessible from the Evergreen Walk side and are zoned residential. It would not be economically feasible to try to develop these two small sections based on size and location.

Mr. Folger referenced the original approval letter stating that flow control valves would be necessary on the detention basin in case of gasoline spills. Jessica Bates from BL Companies explained how that issue has been addressed. Ms. Carlson noted that spill containment is extensive and would not be an issue even if catastrophic.

Motion to: close the public hearing on Appl. #19-56W

Was made by: Commissioner Phillips

Second by: Commissioner Reed

The motion carried.

The vote was unanimous.

Motion to: move for a finding based on the evidence presented in the public hearing of no prudent and feasible alternatives

Was made by: Commissioner Phillips

Seconded by: Commissioner Blondin

Motion: carried

Vote: unanimous

NEW BUSINESS:

Appl. 19-56W – 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.

Motion to: approve Appl #19-56P; std conditions; conditions as set forth in appl 15-64W shall carry forward onto this application with the change in conditions 6 & 7 that the spill containment devices may be incorporated into the underground system if that is a better location, an invasive

control plan for unit 9 shall be implemented with review by town staff; this approval shall not go into effect until the Declaration of Restrictions – Riparian Buffer has been properly amended

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried.

The vote was unanimous.

Motion: to approve the amendment of the Declaration of Restrictions – Riparian Buffer, Appendix A, to show the new boundaries as shown on Exhibit A - Riparian Buffer Boundary Evergreen Walk as presented to the commission at the public hearing, dated 1/15/2020 and signed by Barbara Kelly, Chair IWA/CC and Michelle Carlson, BL Companies.

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried.

The vote was unanimous

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

Jay Ussery and Dana Steele from JR Russo Associates represented the applicant, Mannarino Builders. George Logan, REMA Ecological, presented the wetland report. This will be an open space subdivision consisting of two parcels. There will be approximately 1100 feet of new roadway for the extension of Maskel Road to Abbe Road. The open space parcel will be 12.3 acres located to the east with access from the north. This parcel will be contiguous with another large parcel currently owned by the Town, which has access from Frazer Fir Road. There will be no direct wetland impact or wetland disturbance, activity will occur only in the upland review area. There will be approximately .55 acres of upland review disturbance for a stormwater basin, which will provide the detention. There will be zero increase in runoff for all storm events through the 100 year storm. It will also provide the required treatment and water quality treatment prior to discharge into the existing Town roadway drainage system. To address Mr. Folger's comments regarding the drainage system, Mr. Ussery stated that plans have been revised to include Gabion baskets filled with woodchips, water bars, and a combination of hay bales backed with woodchips during construction until the site is stabilized. There will be yard drains between lots on the down gradient side, with easements to the Town. There will be a conservation easement around the wetland, including much of the upland review area surrounding the wetland.

Mr. Logan reviewed his wetland delineation report and presented a wetland functions and values analysis. The two small isolated wetlands are forested, with no invasive species (very unusual in South Windsor). The principal function of the wetland is wildlife habitat, along with flood control and a moderate diversity of vegetation. There is a planting plan to replace vegetation lost from clear cutting trees at the beginning of development. Mr. Folger stated that any loss of hydrology will be compensated for due to post construction runoff from lawns.

Resident, Monica Rich, an abutter to the property to be developed, was concerned about a man-made ditch in the area being damaged by road construction. Ms. Rich stated that there is water in the ditch at all times with amphibians living in it. Ms. Rich was concerned that a road built in that area would harm the ditch and the roots of trees along that property edge. Mr. Steele explained that the road will be to the south of the ditch and not cross the ditch. The tree roots should not be affected either. They will be clearing only 8-9 feet toward the tree line,

leaving 11-12 feet to the trees. Ms. Rich asked when a ditch is not considered a ditch anymore. Commissioner Phillips stated that wetlands has a specific definition regarding soils. Mr. Logan stated it will continue doing what it does now but does not meet the definition of watercourse.

Motion to: approve Appl #20-02P; std conditions; bond: \$20,000 for establishment and maintenance of E&S; \$25,000 establishment of stormwater system, \$5,000 for plantings within basin, a basin planting plan shall be developed for review and approval by town staff to be held for 3 growing seasons, conservation easement shall be placed around the wetlands as presented at the hearing; notice shall be placed on the deeds of lots 1, 2, 3, 4, 6 that there are regulated areas on the lots and any clearing other than that shown on the original subdivision plan would be subject to review and approval

Was made by: Commissioner Phillips

Second by: Commissioner Reed

The motion carried.

The vote was unanimous.

OLD BUSINESS:

OTHER BUSINESS: Holiday Party on 1/29, Sawadee at 6:00 pm

APPLICATIONS RECEIVED:

Appl. 20-04P, Chestnut Ridge subdivision 534 Barber Hill Rd - IWA/CC application for the construction of a 19-lot residential subdivision, stormwater management and associated utilities on a portion of land east of Barber Hill Rd and west of Niederwerfer Rd. Rural Residential (RR) Zone.

ADJOURNMENT:

Motion to: adjourn at 9:03 p.m.

Was made by: Commissioner Blondin

Second by: Commissioner Warren

The motion carried.

The vote was unanimous.

Respectfully submitted:

Donna Thompson
Recording Secretary

Approved: February 5, 2020