

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

MINUTES: February 5, 2020

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

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: None

BONDS: Environmental Services has requested the return of their \$50,000 bond for the removal of a stockpile of contaminated soil from 416 John Fitch Blvd for the Michels Corporation. The soil has been removed, tested and certified. Mr. Folger stated that we have the reports from Phoenix Labs. Mr. Folger recommended release of the bond.

Motion to: release the bond being held for the removal of the contaminated soil on 416 John Fitch Blvd
Was made by: Commissioner Blondin
Second by: Commissioner Warren
The motion carried.
The vote was unanimous.

MINUTES: 1/15/2020

The minutes of 1/15/2020 were approved by consensus.

CONSERVATION COMMISSION: Parks and Recreation has been working on the open space areas. This week they are removing staghorn sumac from along Plum Gulley Brook near the sledding hill. They also scarified the tiger beetle mitigation area on the Barton property. This will be done more often to depress the vegetation so that when the beetle counts are done in the spring it will be easier and more accurate.

WETLAND OFFICER: It has been very quiet.

PUBLIC HEARING: None

NEW BUSINESS:

Metro Realty – Informal discussion on proposed mitigation options along the east side of Buckland Road for the extension of development north of the currently approved area.

Megan Raymond, Milone & MacBroom, represented the applicant for a preliminary discussion regarding their mitigation concept for 240 Buckland Road.

After Ms. Raymond's presentation, Commissioners stated that they would prefer to see an application before discussing any additional mitigation proposals for this area.

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.

Ben Wheeler, DPI, Daniel Jameson, DPI, Jim McManus, JMM Consulting Services, provided information and reviewed their reports during the presentation of the application. The applicant, Robert Urso, was also in attendance.

Mr. Wheeler stated that the parcel is 56.13 acres of mostly agricultural on the western portion and mature mostly hardwood woodland on the eastern portion. There is an easement for Eversource running through the southeast portion of the property. The 11.86 acres of wetlands were delineated by John Ianni, almost all are within the woodland area. The proposal is for an open space subdivision situated on a horseshoe shaped new public road. Proposed is about 33 acres of open space, which is almost 59% of the site. All the wetlands that were delineated will remain protected within the proposed open space. No direct disturbance of wetlands is proposed. For the most part the mature woodlands on site will be preserved. The only disturbance would be on the corner of one lot for installation of the septic system. Each lot will have a septic system and be served by public water. Proposed is a 25 foot hedgerow easement along Barber Hill Road to preserve most of the existing hedgerow – only a cut for the new road.

Mr. McManus reviewed Mr. Ianni's line of wetland delineation, found all the flags, that the line was substantially correct and did not have any corrections. The wetland on the western part of the site is north/south trending and drains into an offsite pond in East Windsor. It is a seasonally saturated swampy area. The northern part has more mature trees than the southern part. Soils were basically undisturbed throughout the site. Any disturbance was attributable to agricultural/post agricultural activities. Functions and values assessment includes ground water recharge/discharge; sediment retention; nutrient removal; and wildlife habitat (due to the proximity of the wildlife sanctuary). Though no direct wetland impact is proposed, there is some indirect impact. Short term during construction there could be some minor erosion concerns due to the fine soils, but there is a robust soil erosion and control plan proposed. There are no long term impacts anticipated on or off site.

Mt. Jameson stated that an underground collection system is proposed in the road that will convey all the water to a water quality basin and that they only need attenuation for the two year storm. A multiple tiered basin system is proposed, with the forebay elevated above the main part of the water quality basin. Thus providing more than enough storage and water quality treatment. The erosion control measures include: a double row of silt fence, a diversion swale, temporary sedimentation basin.

The detention basin and access to it is proposed to be part of the open space, with the Town owning and maintaining it. The Planning and Zoning Commission has not yet seen this application and whether this proposal is favorable or not may depend on the design, anticipated maintenance and accessibility of the basin.

Mr. Folger stated that the erosion and sediment controls need to be strong enough to keep the fine soil from moving into the farm pond on an adjacent property during construction. He has requested a double row of silt fence with woodchips in between. This process has worked very well at another current construction site. There is also an opportunity to leave a lot of the vegetative cover currently on the site. Mr. Folger would like only areas directly adjacent to the houses disturbed without all the top soil stripped off and stockpiled from the entire site. This will help protect a lot of the surface from washouts. Mr. Folger also recommended a phase plan for establishing turf grass. The erosion control measures are all about slowing the water down coming off the slope. One concern with detention basins is mosquito breeding. This is a very large pond and the wave action is expected to discourage mosquito breeding. Very good water quality renovation is expected.

Commissioners concurred that this plan would increase hydrology to the wetlands and be beneficial to the area in general. Commissioners were also adamant that the developer does not disturb where doesn't have to.

Motion to: approve Appl #20-04P; std conditions; bond: \$25,000 for establishment and maintenance of E&S; \$30,000 for establishment of stormwater pond and system, \$15,000 for installation and successive wetland plantings that are proposed; the plan shall be marked with a note noting that top soil should not be stripped in any areas outside of those where there is immediate construction taking place until said time that lawns are installed

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

The motion carried.

The vote was unanimous.

OTHER BUSINESS:

Motion to: add to the agenda a discussion of public hearings for applications #20-09W and #20-10W

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried.

The vote was unanimous.

Motion to: hold a public hearing on Appl #20-09W based on the possibility of adverse impact of wetlands and the possibility of public interest on February 19, 2020

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried.

The vote was unanimous.

Motion to: hold a public hearing on Appl #20-10W based on the possibility of adverse impact to wetlands and watercourses, and the possibility of public interest on February 19, 2020

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried.

The vote was unanimous.

APPLICATIONS RECEIVED:

#20-09W – TOSW, Reconstruction of Nevers Road

#20-10W – TOSW, Reconstruction of Avery St Phase 5

ADJOURNMENT:

Motion to: adjourn at 8:34 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: February 19, 2020