

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

**MINUTES:** May 6, 2020

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

**ALTERNATE PRESENT:** Steven King, Jr

**STAFF PRESENT:** Jeff Folger, Sr Environmental Planner  
Scott Roberts, IT Director  
Jeff Doolittle, Town Engineer  
Donna Thompson, Recording Secretary

THE FOLLOWING ARE MOTIONS MADE DURING THE REGULAR MEETING OF THE INLAND WETLANDS AGENCY/ CONSERVATION COMMISSION – VIRTUAL MEETING

Chairperson Kelly called the meeting to order at 7:00 p.m.

Chairman Kelly requested Jeff Folger to read the following public service announcement stating that the meeting is a Zoom call and is being live-streamed on our website as well as local channels and will be operated under the following procedures:

- This session is being audio recorded and video recorded.
- To ensure sound quality, the default rule for this meeting is that everyone will remain on mute.
- Commissioners and staff will generally remain on mute except when speaking or voting, and will generally be keeping video of themselves on throughout the meeting.
- Applicants should feel free to leave their video on or off. However, they will be asked to turn on their video when speaking.
- During public meetings, all of the normal rules, including stating, and now spelling your name, still apply.
- If you are speaking at this meeting and have an exhibit to submit to the Commission, which was not distributed in advance of the meeting with the rest of the materials, please indicate that you wish to submit an exhibit. You will need to hold it up to the camera so that the Commission and all members of the public may review it. In addition, you will be required to email the exhibit, or take a photograph of it and email it to [michele.lipe@southwindsor.org](mailto:michele.lipe@southwindsor.org), and it will be included in the permanent records of the Commission.
- Members of the public may only speak during public participation for an item not on the agenda and during the public hearing comment period.

**PUBLIC PARTICIPATION:** None

**PERMIT EXTENSIONS:** None

**CORRESPONDENCE AND REPORTS:** None

**BONDS:** None

**MINUTES:** 4/15/2020

The minutes of 4/15/2020 were approved by consensus.

**CONSERVATION COMMISSION:** Nothing to report due to pandemic.

**WETLAND OFFICER:** There has been a complaint regarding the location of an ATV trail constructed on the Heggenhougen property on Rye Street. Mr. Folger has been in contact with the complainant and Mr. Heggenhougen. There will be a meeting to determine extent of violation and resolution – relocation of ATV trail and restoration of disturbed area within the conservation easement.

**PUBLIC HEARING:** None

**OLD BUSINESS:**

Appl. 20-17P, 360 Burnham St. LLC - 360 Burnham St. - IWA/Conservation Commission application for three industrial buildings, parking, stormwater management system and associated utilities, on a portion of land north of Burnham Street, Industrial (I) zone.

Attorney Steven Penny for the applicant addressed the Commission. Attorney Penny re-introduced the other members of the team: Raymond Nelson, engineer and George Logan, soil scientist/wetlands consultant. David Simler, principal of the applicant, was also in attendance.

Mr. Nelson briefly reviewed the proposal. The plan is to construct eleven 1000 sqft industrial rental units and two 1200 sqft stand-alone buildings on 6.61 acres. The portion of the property to be disturbed equals 1.58 acres. No direct wetland impacts are proposed. There is 0.73 acres of disturbance within the upland review area proposed. A series of three water quality stormwater basins are proposed to be constructed to receive 100% of the stormwater runoff up to the 100-year storm event. These basins will be located between the impervious surfaces and the wetland boundary to provide a physical buffer as well as treating the runoff for anticipated pollutants. Erosion controls will be implemented along the perimeter along with a low berm of topsoil to further protect the wetland boundary. Between the berm and the wetlands will be wetland tolerant plantings. The Town of East Hartford will not permit any additional runoff from the site into their drainage system, so runoff toward Burnham Street will not discharge

to the street, but be captured into an underground infiltration system south of the proposed building. Mr. Nelson then reviewed the significant aspects of the revised plans. There will now be four infiltration basins due to moving the two rear buildings and cul de sac further to the south. Basin one will overflow underground with subsurface infiltration constructed under the driveway. Basin four will overflow to basin two, which will infiltrate to the wetlands. Basin three will also overflow to the wetlands. Each basin will be able to handle in excess of a 100 year storm event. Erosion and sediment controls consist of hay bales, silt fence and silt socks.

Mr. Nelson then addressed the question received from an abutter regarding what is going to happen to the flow from this property. The front overland flow will be redirected into basin one by bituminous curbing at the street. A very small strip of landscaped land remaining on the west side of the driveway will continue to runoff onto the adjacent property. Mr. Nelson also addressed a neighbor's question regarding snow removal. The areas around the cul de sac and parking in front of buildings two and three will have a four foot snow shelf. The melting snow will flow into the infiltration basins.

Mr. Logan addressed the abutter's question regarding any change to the water table due to the tree clearing necessary for the project. This area has a sub-regional water table, which extends way beyond the limits of this property. The effect of any tree clearing on ground water will only be localized and not affect the water table on adjacent properties.

Jeff Doolittle, Town Engineer, has reviewed the revised stormwater and would like some of the documentation cleaned up, particularly the sizing calculations. He is satisfied with the overall design. The Planning and Zoning Commission will also be reviewing this plan.

Jeff Folger stated that the erosion and sediment control measures and the revised stormwater management plan should work well.

Chair Kelly stated that when she visited the site, an abutting neighbor has issue with the property line. Mr. Simler stated that he had discussed this issue with the neighbor already when doing survey and will contact the neighbor again.

Motion to: approve Appl. #20-17P, 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 May 6, 2025. 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 shall be collected in the amount of \$10,000 to ensure proper placement and maintenance of erosion and sediment controls; \$15,000 for installation and maintenance of stormwater structures; \$15,000 for habitat plantings, to be held for two growing seasons.
5. Annual larvicide treatment to all basins to be added to maintenance plan.
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.

#### **OTHER BUSINESS:**

#### **APPLICATIONS RECEIVED:**

#### **ADJOURNMENT:**

Motion to: adjourn at 7:40 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: May 20, 2020**