

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

MINUTES: June 3, 2020

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

ALTERNATES PRESENT: None

STAFF PRESENT: Jeff Folger, Sr Environmental Planner
Scott Roberts, IT Director
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 7:04 p.m.

PUBLIC PARTICIPATION: None

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: 05/20/2020

The minutes of 05/20/2020 were approved by consensus.

CONSERVATION COMMISSION: Folger stated that larvicide will be placed around Town parks as a deterrent to mosquitoes. The new mixture will last sixty days.

WETLAND OFFICER: Folger issued a violation notice to the owner of 150 Felt Road due to the regrading that has been done in the wetlands to accommodate a motocross trail.

There has not yet been a response from the King Road property owner.

Folger will follow up on Chair Kelly's request regarding a damaged outfall at Evergreen Walk.

NEW BUSINESS:

Appl. #20-26W – Evergreen Walk Lifestyle Center – 501 Evergreen Way – IWA/Conservation Commission application for the renovation of three culverts, stormwater management system and associated utilities, on a portion of land west of Buckland Road, Gateway Development (GD) zone.

Ricky Mears, Benesh & Co., presented the application. There are three bridges in the form of metal head culverts that were installed fifteen to twenty years ago. Over time there has been some rough sediment forming at the spring line of the arch and erosion along the embankment, causing some drainage issues. Bridge one will have preventive maintenance which will cause temporary impact to the wetlands in order to gain access to the bridge. There will be erosion and sediment controls in place while this maintenance is done. At bridge two there is channel erosion. Rip rap will be used to stabilize the streambed and an eighteen inch outlet pipe used to better handle the flow. The flow will not increase. Bridge three is very similar to bridge two in that there is channel erosion, where rip rap will be used for stabilization, and an eighteen inch outlet pipe for better flow management. There will be minimal wetland impact to repair these areas.

By consensus of the Commission, the hearing will be continued to the next scheduled meeting on June 17, 2020 to allow for public comment.

Commissioner Reed read the legal notice as posted on the Town's website on May 22, 2020 into the record.

PUBLIC HEARING: 7:25 pm

Appl. #20-27P – The Gateway – 274 Buckland Rd – - IWA/Conservation Commission application for the construction of a commercial and office complex, parking, stormwater management system and associated utilities, on a portion of land east of Buckland Road, Gateway Development (GD) zone.

Ben Wheeler (Design Professionals), Megan Raymond (Milone & MacBroom), and Daniel Jameson (Design Professionals) represented the applicant. Geoff and Phoebe Sager were also attendees on the applicant's behalf.

There will be approximately 3.41 acres of direct wetland impact associated with this project, which is a continuation of the Gateway development. The development of the site will consist of four buildings and associated parking. There will be two retail buildings in the front and two medical office buildings to the rear. Access will be from Buckland Road at the traffic light at LA Fitness, an existing driveway at M & R Liquors that will be extended into this site, and by circulation through the Chase Bank site.

The majority of the stormwater from the site will be directed to a trunk stormwater line that runs between the two retail buildings. Then entering into an underground chamber system where it will be detained and treated for water quality using isolation rows. The chambers have an open bottom and sit on a gravel base to promote ground water recharge if possible. Flow will continue to two surface detention basins along Buckland Road that will be planted with a detention mix and a wetland mix for further attenuation and water quality treatment. It will then continue to an existing basin on Buckland Road and discharge into a brook on the west side of the road. The balance of the storm water will ultimately discharge to the same place after flowing into a system along the M & R Liquors driveway which has a hydrodynamic separator. All catch basins will have trap hoods. The flow rates off the site will be less than is currently discharged.

Erosion and sediment controls will consist of silt fence, diversion swales with stone check dams, top soil stockpiles, construction access aprons, sediment traps, inlet protection and Gabion baskets filled with woodchips. Stockpiles will be seeded immediately upon creation as guidelines state that soil is not to remain uncovered for more than thirty days.

A 290 foot area of mature trees behind the proposed medical office buildings will be undisturbed. Mitigation will consist of the creation of a forested wetland area behind the Aldi and Chase Bank mitigation areas. The wetland to be created for mitigation should become a higher functioning forested wetland area than the existing farmland being disturbed. In addition, previously disturbed wetlands due to past farming activity will be re-established with a wetland mix. The detention basins will be planted with a wetland mix on the bottom and a detention mix along the slopes, which will have value as wildlife habitat once established. There is interest in establishing walking trails along the bottom of the slope once the entire site has been developed.

Mr. Folger questioned the location of the stockpiles due to the potential for sediments to travel down the base of the hill adjacent to the road. Also, he was concerned about the amount of sediment to be collected in the basins at the road during construction. He would like make sure there will be adequate volume within the basins to handle it and to see it reflected on the grading sequence. He would also like to see some soil amendments in the basins for further water quality treatment and have it added to the plans.

In order to accommodate comments requests brought forth at this meeting, and to allow for public comment, the hearing will be continued to the next scheduled meeting on June 17, 2020.

Motion to: continue the public hearing to the next scheduled meeting on June 17, 2020

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

The motion carried.

The vote was unanimous.

OLD BUSINESS:

OTHER BUSINESS:

APPLICATIONS RECEIVED:

ADJOURNMENT:

Motion to: adjourn at 8:17 p.m.
Was made by: Commissioner Jennings
Second by: Commissioner Blondin
The motion carried.
The vote was unanimous.

Respectfully submitted:

Donna Thompson
Recording Secretary

Approved: June 17, 2020