

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

MINUTES: June 17, 2020

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

ALTERNATES PRESENT: Steven King Jr

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 7:06 p.m.

PUBLIC PARTICIPATION: None

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: 06/03/2020

The minutes of 06/03/2020 were approved by consensus.

CONSERVATION COMMISSION: There is an Eagle Scout project planned to repair three viewing blinds at Wapping Park.

Chair Kelly stated that there is a viewing blind on the boardwalk at Donnelly that needs some repair.

WETLAND OFFICER: The violation notice sent to the owner of 150 Felt Road due to the regrading done in the wetlands to accommodate a motocross trail was received and a meeting will be set to discuss repair of the disturbance.

Folger followed up on Chair Kelly's request regarding a damaged outfall at Evergreen Walk. The outfall is being repaired. Now that appropriate contacts have been determined, follow-up on required maintenance will be easier.

NEW BUSINESS:

Appl. #20-26P – 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 was available for questions and comments from the commissioners and the public. There were no additional questions or comments from either the public or the commissioners.

Motion to: approve Appl. #20-26W, 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 June 17, 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 \$5000 to ensure proper placement and maintenance of erosion and sediment controls.
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 Muller

The motion carried.

The vote was unanimous.

PUBLIC HEARING:

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), Daniel Jameson (Design Professionals) and Geoff and Phoebe Sager (Metro Realty) were present representing the applicant.

Mr. Wheeler stated that the plans have been revised per Mr. Folger's recommendations to show more realistic size stockpiles, the calculations for the volumes of the sediment basins, as well as the stay/storage report to show the various levels for the different grading phases with the temporary sediment basins. A note has been added to the erosion and sedimentation control plan to include organics mixed in with the top soil in the final detention basins, along with a note about cleaning out sediment from the temporary basins. This note shall be included on the final landscape plans as well.

Mr. Wheeler addressed the commission's concern about open areas being left uncovered during current construction – 250 lbs of seed has been planted throughout the site. Chair Kelly commented that the seeded areas will need watering or a tackifier. Mr. Wheeler also stated that debris left from previous occupancy is being removed to clean up the site.

Ms. Raymond clarified for the commission the extent of the mitigation being proposed. There will be a combination of wetland creation, wetland re-establishment and successional preservation within the eastern ecological corridor. They will create an area of enhanced ecological significance which totals approximately 8.7 acres.

The comments and questions generated from the previous meeting were addressed to the satisfaction of the commission.

Motion to: close the public hearing on Appl #20-27P sediment control measures

Was made by: Commissioner Phillips

Second by: Commissioner Reed

The motion carried.

The vote was unanimous.

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

Was made by: Commissioner Phillips

Second by: Commissioner Warren

The motion carried.

The vote was unanimous.

Motion to: approve Appl #20-27P, 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 June 17, 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. Bonds shall be collected in the amount of \$30,000 to ensure proper placement and maintenance of erosion and sediment controls; \$50,000 for installation of stormwater structures; \$70,000 for mitigation for 1.53 acres of wetland creation; \$20,000 installation and success of wetland plantings.
5. The area at the southeast corner of the property of approximately five acres shall be protected from further development by a conservation easement, in addition to the wetland areas for a total of approximately 8.7 acres.
6. The slopes cut on the east side of the developed area shall be monitored during and after construction to assure that the cuts are not drawing down the surface and sub-surface waters in the existing and created wetlands to the east; and impervious barriers shall be installed if required to assure that the water in the wetland areas will not be drawn down.
7. All approvals required must be obtained and submitted prior to any activity on the site.
8. A contact person shall be identified on the plans.

Was made by: Commissioner Phillips

Second by: Commissioner Reed

The motion carried.

The vote was unanimous.

OLD BUSINESS:

OTHER BUSINESS:

APPLICATIONS RECEIVED:

Mr. Folger presented two applications to be received at this meeting. One is a conservation application for Windsor Federal Bank on the corner of Deming Street and Buckland Road which will be heard at the next meeting.

The other application is from the Town to install a modular wall system and sidewalk where the culvert goes underneath Clark Street. The retaining wall would be placed approximately six feet off the curb in order to install a sidewalk. This would connect the two sidewalks already in the area. There is no direct wetland impact, only about 400 sq ft of upland review area disturbance. The commission determined that this application could be handled by Town staff as a minimal impact permit.

ADJOURNMENT:

Motion to: adjourn at 8:23 p.m.

Was made by: Commissioner Jennings

Second by: Commissioner Phillips

The motion carried.

The vote was unanimous.

Respectfully submitted:

Donna Thompson
Recording Secretary

Approved: July 1, 2020