

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

**MINUTES:** September 16, 2020

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

**ALTERNATES PRESENT:** Steven King Jr

**STAFF PRESENT:** Jeff Folger, Sr Environmental Planner  
Michael Lehmann, IT  
Donna Thompson, Recording Secretary

Chairperson Kelly called the meeting to order at 7:08 p.m.

**PUBLIC PARTICIPATION:** None

**PERMIT EXTENSIONS:** None

**CORRESPONDENCE AND REPORTS:** None

**BONDS:** None

**MINUTES:** 07/01/2020

The minutes of 07/01/2020 were approved by consensus.

**CONSERVATION COMMISSION:** Folger stated that there are a couple of Eagle Scout candidates that will be doing some projects for us. One of the projects could entail creating an invasive species education trail on Town Hall property. Bill Marshall approached Jeff about this trail due to the extensive amount of invasives located here.

**WETLAND OFFICER:** Folger stated that he has contacted the Town Attorney regarding the 150 Felt Road wetland matter. The attorney recommended that we have an executive session in order to have the commission's input in this matter. The executive session will be scheduled for the next IWACC meeting on October 7, 2020.

**NEW BUSINESS:**

**Appl. #20-48P – Barry Equipment** – 1608 John Fitch Blvd. – IWA/CC application for the construction of a building addition, expansion of an outdoor storage area, parking areas, stormwater management system and associated utilities, on a portion of land east of John Fitch Blvd. Industrial (I) zone.

Attorney Peter Alter, Alter and Pearson, and Daniel Jameson, Design Professionals, represented the applicant. Attorney Alter stated that the intent of the applicant is to re-develop the property with an addition to the building, an expanded outdoor storage area and

additional parking, as well as renovation to the existing building. The existing man-made detention basin, which has evolved into a wetland area will not be disturbed except for the placing of riprap at the bottom. There will be some disturbance in the upland review area.

Mr. Jameson then reviewed the stormwater management and water quality improvements that are being proposed with this application. The existing stormwater detention basin will be expanded in order to accommodate the peak flows expected from the increased impervious areas. There will be a double row of silt fence around the bottom contour of the existing detention basin to prevent disturbance of the wetland soils on the bottom. The basin will be extended toward the eastern property line to get the most storage as possible in this area. There will be some riprap aprons and outlet protection to stop the chances of erosion in that area due to the connection of the new roof leader. Additional erosion and sediment controls will consist of silt fence and hay bales. A hydrodynamic separator will be installed to take care of water quality. The remainder of the basin will be planted with a wetland seed mix. As overflows from the basin there will be the existing outlet control structure, which will serve as a final emergency overflow. To the northeast corner of the site is proposed a small spillway to control flows of the 50 and 100 year storms, and serve as an additional spillway measure to ensure that any water from a greater than 100 year storm would first go to the northeast corner, as it does now, and will not backup into the Barry Equipment storage area. In an emergency the overflow will travel to the adjacent property into a drainage ditch following the railroad tracks south. The basin will be able to attenuate peak flows to existing or below existing conditions, and would not cause a negligible impact downstream from this site.

Mr. Folger stated that what is being proposed is an improvement over the existing conditions. He did question Mr. Jameson about the runoff direction of the flow from the new storage area. Mr. Jameson responded that the runoff will sheet flow east to the new swale. Mr. Folger stated that having it just flow to the east will increase residence time within the swale before it gets to the outlet structure on the western side. Mr. Folger stated that this is a good idea. Mr. Folger further stated that the erosion and sediment controls proposed are appropriate for the site, as well as the stormwater plan. He stated that it seems pretty straight forward.

Ms. Kelly questioned the amount of impervious coverage resulting from this plan. The impervious coverage will be 60%, which is less than the 65% allowed by regulation. Mr. Jameson stated that the sizing of the hydrodynamic separator for water quality took into account the full 60% impervious coverage.

Commissioners questioned the statement that there would be no disturbance to the wetland soil at the bottom of the existing detention basin. The placement of riprap at the bottom of the basin is considered disturbance by the commission. An amended application will be submitted to account for 200 sf of wetland disturbance associated with the riprap placement.

Mr. Folger stated that through the life of basins like this they do need maintenance routinely and in the past property owners have been allowed to do maintenance as it is needed without necessarily having to make a wetlands application. This one has probably developed somewhat of an ecology and has the potential of being an amphibian breeding area. But its primary function is for stormwater management. Mr. Folger would have recommended an erosion and sediment control review if he had been consulted prior to this application being made. He stated that even though they are putting riprap in the basin, they are essentially not really disturbing it and its main function is for stormwater management, which they are increasing.

Mr. Folger recommended that the topsoil medium to be placed within the swale be supplemented with an organic compost up to 25% by volume. Mr. Jameson stated that he felt the applicant would be agreeable to that.

Motion to: approve Appl #20-48P, standard conditions; bond: \$5,000 for installation and maintenance of erosion and sediment controls, \$10,000 for installation of the proposed stormwater system, \$5,000 to ensure the proper establishment of the proposed wetland vegetation; the topsoil being used in the swale shall contain compost and the detail of the composition shall be approved by Town staff

Was made by: Commissioner Phillips

Second by: Commissioner Muller

Mr. Phillips stated that he feels the applicant has done a fairly good job of controlling the stormwater on the site, which is the primary consideration, and has done a reasonable job on assuring the stormwater quality will be equal to or better than the current conditions.

The motion carried.

The vote was unanimous.

#### **OLD BUSINESS:**

#### **OTHER BUSINESS:**

#### **APPLICATIONS RECEIVED:**

**Appl. #20-49P – Valvoline** – 818 Sullivan Ave. – IWA/CC application for the construction of a commercial building, parking areas, stormwater management system and associated utilities, on a portion of land north of Sullivan Ave. General Commercial (GC) zone.

#### **ADJOURNMENT:**

Motion to: adjourn at 7:51 p.m.

Was made by: Commissioner Blondin

Second by: Commissioner Jennings

The motion carried.

The vote was unanimous.

Respectfully submitted:

Donna Thompson  
Recording Secretary

**Approved: October 7, 2020**

