

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

**MINUTES:** October 7, 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  
Michael Lehmann, IT  
Donna Thompson, Recording Secretary

Chairperson Kelly called the meeting to order at 7:02 p.m.

**PUBLIC PARTICIPATION:** None

**PERMIT EXTENSIONS:** None

**CORRESPONDENCE AND REPORTS:** None

**BONDS:** None

**MINUTES:** 09/16/2020

The minutes of 09/16/2020 were approved by consensus.

**CONSERVATION COMMISSION:** Folger stated that maintenance on the tiger beetle mitigation area at the Barton property continues and the report has been submitted to DEEP for 2019.

Folger stated that there might be a project for one of the high school's science classes. There is a large stand of Black Walnut trees in the open space off Dart Hill Road and he knows a gentleman that makes Black Walnut syrup. The class could possibly make syrup to sell as a fundraiser.

Folger stated that the loop trail proposed at Town Hall could evolve into two Eagle Scout projects. There would need to be a bridge built, sign posts made, a trail cleared and the invasive educational material created.

**WETLAND OFFICER:** Folger stated that with the drought there are no issues to report.

**NEW BUSINESS:**

**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.

Allan Borghesi from Borghesi Building and Engineering Company Inc, presented the application. Mr. Borghesi stated that a Valvoline company has purchased the property with the car wash and the house next door. The proposal is to demolish the house, build an oil changing facility in place of the house and add to the car wash. Due to the floodplain some grading will be done of the proposed oil change facility site which will increase the storage capacity by 3600 cubic feet. This will improve the ability during a flood to prevent any erosion downstream. Due to the wetlands on the site, they shortened the distance of the pavement from the front to the back to keep it out of the wetlands. This way there is no impact to the wetlands. Staked hay bales will be used for erosion and sediment control in this area. The drainage from the site goes to a couple of catch basins, an environmental chamber, a detention pond and a grass swale. These measures should improve the water quality when leaving the site.

In addressing concerns about oil leakage or spills, Mr. Borghesi stated that the building itself has a basement, no floor drains, no discharge to the exterior. In the event of a small oil spill, there are cleanup methods standard on site in the form of absorption pads, tubes and storage drums. Should a larger spill occur, Valvoline has a contract with Safety Clean to provide immediate cleanup. Mr. Borghesi stated that Valvoline runs a very clean operation and personnel is well trained in the event of a spill.

Mr. Folger stated that he found the wetland report accurate and agreed with the wetland boundary as delineated in the field. Mr. Folger had suggested that the staked hay bales should be used in place of the originally proposed silt fence. His concern was due to the close proximity to the wetlands and the edge of the pavement. The hay bales would make a stronger barrier between the construction area and the wetlands. Staked hay bales are needed at the proposed grass swale also. With the hydrodynamic separator and the on-site retention basin, which is sized appropriately, there will be good stormwater capture and renovation.

Motion to: approve Appl #20-49P, standard conditions; bonds: \$5,000 for installation and maintenance of erosion and sediment controls, \$10,000 for installation of the proposed stormwater system.

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

The motion carried.

The vote was unanimous.

## **OLD BUSINESS:**

## **OTHER BUSINESS:**

## **APPLICATIONS RECEIVED:**

Appl. #20-52W – Town of South Windsor - Main Street Bridge over Podunk River - Inland Wetland/Conservation Commission application for approval of the re-construction of a road bridge located on the southern end of Main St., A-40 Residential Zone.

Motion to: hold a public hearing on Appl #20-52W based on the possibility of public interest and impact to wetlands and watercourses, at the next meeting.

Was made by: Commissioner Phillips

Second by: Commissioner Reed

The motion carried.

The vote was unanimous.

**EXECUTIVE SESSION:** Possible/Pending litigation at 150 Felt Rd

Motion to: enter Executive Session at 7:30 pm

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

The motion carried.

The vote was unanimous.

The following individuals went into the Executive Session: Commissioners Kelly, Phillips, Warren, Jennings, King, Macdonald, Muller, Cote, Reed, and Jeff Folger and Attorney Kari Olson,

Motion to: exit Executive Session at 8:50 pm

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

The motion carried.

The vote was unanimous

**ADJOURNMENT:**

Motion to: adjourn at 8:52 p.m.

Was made by: Commissioner Jennings

Second by: Commissioner Cote

The motion carried.

The vote was unanimous.

Respectfully submitted:

Donna Thompson  
Recording Secretary

**Approved: October 21, 2020**