

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

MINUTES: February 3, 2021

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

ALTERNATES PRESENT: Daniel Katzbek seated for Elizabeth Warren

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

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

PUBLIC PARTICIPATION: None

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: 01/06/2021

The minutes of 01/06/2021 were approved by consensus.

CONSERVATION COMMISSION: Folger reported that the SWHS students interested in projects for their Environmental Club have decided to pursue creating the educational signage regarding invasives for the loop trail around the Town Hall. Commissioner Kelly suggested that QR codes be applied to the signage for convenient access to additional information regarding invasive species.

There is an Eagle Scout that will be also doing educational signage along some of the trails behind Phillip R Smith.

WETLAND OFFICER: Folger stated that the new Aldi's off Buckland Road will be receiving their certificate of occupancy soon so they can begin working on the interior of the store. Folger had recently inspected the wetland mitigation/creation area out back and reported that it is coming along very well. Folger will be working with Megan Raymond to place stand pipes on the eastern portion of the site to measure ground water. The drainage ditch was filled in to create a link with ground water coming off the slope and into the mitigation area. We are now going to try to gauge the success of that filling-in operation in providing hydrology to the mitigation area.

Tree clearing will begin this month for the Chestnut Hill subdivision on Barber Hill Road. Mannarino Builders will be constructing the loop road and the 30 houses. Folger has met with them regarding erosion controls throughout the project. Grading will be done incrementally, with only portions of the site open at a time to minimize the open area. Each lot will be immediately

seeded down with an annual rye prior to final seeding or top soiling on the sites. The farm pond to the north must remain clear.

A Scantic River Watershed Advisory Group is being created with representatives from the towns within the watershed. George Caye will be representing South Windsor. Mr. Caye is a member of Open Space Task Force and the Park and Rec Commission. This advisory group is needed in order to apply for a grant for a watershed management plan for the Scantic River. Folger will keep the commission update as more information becomes available.

Construction sites have held up well during all the recent weather events that have taken place.

PUBLIC HEARING: None

NEW BUSINESS:

Appl. 21-04P – Evergreen Walk LLC, 151 Buckland Rd - *Determination of Public Hearing*, IWA/CC application for the construction an extension to Tamarack Ave over an existing watercourse and associated utilities on a portion of land west of Buckland Rd, Gateway Development (GD) Zone.

Motion to: hold a public hearing on Appl #21-04P at the next scheduled meeting on February 17, 2021, based on the possibility of impact to wetlands and watercourses, and the possibility of public interest

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried.

The vote was unanimous.

Appl. 21-05P – Evergreen Walk LLC, 151 Buckland Rd - IWA/CC application for the re-location of fill within the site on Unit 8, on a portion of land west of Buckland Rd, Gateway Development (GD) Zone.

Alan Lamson, FLB Architects, represented the applicant. Mr. Lamson, Ron Bomengen, Fuss & O'Neill and Michael Soares, Fuss and O'Neill, provided information the commission needed to render a decision on the application.

Mr. Lamson requested that both this application and #21-06 be presented at the same time as they are interrelated. Permission was granted to do so.

There will be surplus material in the form of top soil and sub-soil generated from the Costco project on Unit 12. Moving the surplus material from Unit 12 to Unit 8 and Unit 7C will provide some of the fill that will be needed to develop Unit 8 and Unit 7C in the future. Some of the material will also be used for an earthen berm between Unit 7C and the abutting multi-family development on Kabalo Lane. Surplus fill could be used for the extension of Tamarack Avenue as well.

By using fill from the Costco site, Unit 8 will have better access from Tamarack Avenue and a more reasonable slope to the gradient. Top soil will be removed from Unit 8 and stockpiled on site. Fill from Unit 12 will be brought down and placed on Unit 8 in controlled compacted lifts. Top soil from Unit 12 and Unit 8 will be placed on the fill and stabilized. Some of the work on

this site will be in the Upland Review Area. All proposed work on Unit 8 is outside the DEEP non-development limit lines that have been imposed on Evergreen Walk.

Transporting the soil to Unit 8 will be done over the roadway network within Evergreen Walk, not via Buckland Road. The grading plan for Unit 8 allows up to 27,000 cubic yards of soil. It will bring the grade for the majority of the site up to the same elevation as Tamarack Avenue, approximately fifteen feet. Erosion controls consist of a construction entrance off Tamarack; erosion control blankets on the steep slopes; silt fence at the base of each slope; existing catch basins in Tamarack will have filter fabric in place to collect any debris from the construction trucks.

Motion to: approve Appl. #21-05P, standard conditions; bonds: \$10,000 for installation and maintenance of erosion and sediment controls; \$5,000 to ensure proper germination of the ground cover plantings.

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

The motion carried.

The vote was unanimous

Appl. 21-06P – Evergreen Walk LLC, 151 Buckland Rd - IWA/CC application for the re-location of fill within the site on Unit 7C, on a portion of land west of Buckland Rd, Gateway Development (GD) Zone.

Alan Lamson, FLB Architects, represented the applicant. Mr. Lamson, Ron Bomengen, Fuss & O'Neill and Michael Soares, Fuss and O'Neill, provided information the commission needed to render a decision on the application.

There will be surplus material in the form of top soil and sub-soil generated from the Costco project on Unit 12. Moving the surplus material from Unit 12 to Unit 8 and Unit 7C will provide some of the fill that will be needed to develop Unit 8 and Unit 7C in the future. Some of the material will also be used for an earthen berm between Unit 7C and the abutting multi-family development on Kabalo Lane. Surplus fill could be used for the extension of Tamarack Avenue as well.

Unit 7C is located behind the hotel and Tempo residential development. The fill from the Costco site will be used to create a landscape berm at the southwest corner of the unit. The berm is located outside of the DEEP non-development limit lines that have been imposed on Evergreen Walk, but is within a portion of the Upland Review Area. Should there be any remaining top soil from Unit 12, it will be brought down and temporarily stockpiled on Unit 7C until needed on other sites or removed if not needed. The stockpile will not be located within the Upland Review Area.

The landscape berm is approximately 340 feet long, 60 feet wide at the base and 14/15 feet tall. Trees will be planted at the top of the berm. Side slopes will have erosion control blankets and seeded for stabilization. Approximately 16,000 yards of top soil is estimated to be stockpiled on Unit 7C if necessary. The existing walking trail through this area will be re-located to pass between the berm and the stockpile. Transporting the soil to Unit 7C will be done over the roadway network within Evergreen Walk, not through the Shoppes.

Motion to: approve Appl. #21-06P, standard conditions; bonds: \$10,000 for installation and maintenance of erosion and sediment controls and \$5,000 to ensure proper germination of the ground cover and permanent plantings, which is to be held for three growing seasons.

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

The motion carried.

The vote was unanimous

OLD BUSINESS:

OTHER BUSINESS: Election of Officers

Commissioner Phillips nominated Barbara Kelly as Chairperson, seconded by Commissioner Jennings. There were no other nominations. Nominations were closed. Secretary cast one ballot. The vote was unanimous.

Commissioner Blondin nominated Jack Phillips as Vice Chairperson, seconded by Commissioner Cote. There were no other nominations. Nominations were closed. Secretary cast one ballot. The vote was unanimous.

Commissioner Phillips nominated Adam Reed as Secretary, seconded by Commissioner Cote. There were no other nominations. Nominations were closed. Secretary cast one ballot. The vote was unanimous.

APPLICATIONS RECEIVED: None

ADJOURNMENT:

Motion to: adjourn at 7:57 p.m.

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried.

The vote was unanimous.

Respectfully submitted:

Donna Thompson
Recording Secretary

Approved: February 17, 2021