

**TOWN OF SOUTH WINDSOR
INLAND WETLANDS/CONSERVATION COMMISSION**

Minutes

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May 17, 2017

MEMBERS PRESENT: Elizabeth Warren, John Blondin, Art Jennings, Richard Muller,
John Phillips, Audrey Delnicki, Adam Reed

ALTERNATES PRESENT: Steve Wagner sitting for Barbara Kelly

STAFF PRESENT: Jeffrey Folger, Sr Environmental Planner/Conservation Officer
Donna Thompson, Recording Secretary

Chairperson Warren called the meeting to order at 7:00 pm.

PUBLIC PARTICIPATION: none

PERMIT EXTENSIONS:

Permit extension request for: Appl. #12-41W – Michaelson Residence – 155 Pierce Road –
Inland Wetland Agency/Conservation Commission application for a single family house site
plan. Located westerly of Pierce Road, Rural Residential (RR) zone

Jeff Folger presented request. The front lot has been built. The permit needs to be renewed for
Lot 2. No work has been done on Lot 2 as of yet.

Motion: to approve 5 year permit extension for Appl. #12-41W with all original 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 application 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 May 17, 2022. 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 \$2,000.00 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 Delnicki

The motion carried and the vote was unanimous

RESPONDENCE AND REPORTS: Former long-time Inland Wetlands/Conservation
Commission member, Carol Heffler, sends greetings from Georgia through correspondence with
Chair Warren.

BONDS: none

MINUTES: April 5, 2017, approved by consensus

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CONSERVATION COMMISSION: Eagle Scout projects so far this spring: 4 raised bed vegetable gardens at Pleasant Valley School; 2 work tables at the high tunnels at Avery Street Community Gardens; fishing dock at Lawrence Road Park. Clearing of overgrowth continues at Lawrence Road Park.

Chair Warren questioned what can be done to move ahead with community gardens at Deming Street. Could the lack of a water source be overcome by residents just bringing in water for plots themselves, as is done in Vernon? Folger explained that they may not be going forward right now because of the special exception associated with the project. It may be too costly to proceed with plowing, building the access road and doing the buffer plantings now when it is not fully functional. Environmental Services has been asked to estimate a budget to install water.

WETLAND OFFICER: Expect lots mosquitoes! The current construction sites have come through the recent rains very well.

PUBLIC HEARING: none

NEW BUSINESS:

Appl. #17-16P – Tartsinis, 150 Sullivan LLC – 150 Sullivan Avenue – Inland Wetlands Agency/Conservation Commission application for approval of a site clearing plan on property located north of Sullivan Avenue, and west of Rye Street, General Commercial (GC) zone

Mr. Phil Tartsinis presented the application and showed a proposed conceptual plan for future development of the lot. Clearing at this time is just to induce development of the area. The Planning and Zoning Commission (PZC) has approved a zone change to General Commercial (GC). There will be no wetland impact, nor grading except stumping. Mr. Folger recommended that clearing stays 20 feet off the top of the slope where the gully is as the soils are very erosive. They will have to be very careful of overland runoff. Mr. Tartsinis indicated It should only take a week to do the clearing. A new application will be presented at time of proposed development.

Motion: to approve Appl. #17-16P with 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 May 17, 2022. 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 \$2,000 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 Blondin

The motion carried and the vote was unanimous

OLD BUSINESS: none

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OTHER BUSINESS:

Invitation to Volunteer Recognition Event was handed out to Commissioners.

APPLICATIONS RECEIVED: none

ADJOURNMENT:

Motion to: adjourn at 7:25 p.m.

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson
Recording Secretary