

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

MINUTES: April 21, 2021

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

ALTERNATES PRESENT: Daniel Katzbek

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

COUNCIL LIAISON PRESENT: Erica Evans

Chairperson Kelly called the meeting to order at 7:01 p.m.

PUBLIC PARTICIPATION: None

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: 04/07/2021

The minutes of 04/07/2021 were approved by consensus.

CONSERVATION COMMISSION:

Mr. Folger stated that 50 wetland shrubs will be planted in the flood plain adjacent to the Town Hall, where the brook goes through. Volunteers have been doing a good job removing a lot of the invasive species in that area. An eagle scout will be creating a walking trail through the area and we will be lining the trail with blueberry bushes and clumps of winterberry holly.

WETLAND OFFICER:

Mr. Folger reported that the owner of 40 Sea Pave has not done any repairs as yet. He has not contacted M. Folger yet and the 30 days he was given to respond is up on April 30th. Mr. Folger will contact the owner to see if he intends to comply within the 30 day timeframe. If not, Mr. Folger will start a violation order or a cease and desist.

Mr. Folger reported that off John Fitch Blvd there are two violations that he became aware of today. Michael's Electric has not completed their site plan, did not put in the infiltration swale that was proposed and approved and there is a lot of disturbance and material placed within the upland review area. Next to this site is CT Soils has expanded their stone reclamation area off of their original approved site. There are a lot of stockpiles near the railroad tracks. Some

grading has been done over the top of the hill and into the wetlands. There will be violation orders issued for both properties.

Mr. Folger stated that Mr. Soucey, 43 Deming Street, has a pond that he would like to dredge and use for irrigation for a small agricultural field. Mr. Folger will work with him to apply for an agricultural exemption from the commission.

Commissioner Reed read the legal notice as published in the Journal Inquirer and posted on the Town's website.

PUBLIC HEARING:

Appl. 21-21P, Town of South Windsor - Pleasant Valley Elementary School - 591 Ellington Rd - IWA/CC application for the construction of a public-school complex, stormwater management and associated utilities on a portion of land east of Ellington Rd and west of Long Hill Rd. Rural Residential (RR) Zone.

Representatives of the applicant included Ben Wheeler and Daniel Jameson from Design Professionals; Matt Sanford and David Dixon from SLR Consulting, Jim Barrett from DRA Architects, and Kate Turner from Colliers.

Mr. Wheeler reviewed the site as it currently exists. The majority of the site drains from east to west into the Ellington Road drainage system. A small portion of the site drains towards Long Hill Road. A very small portion of the site drains off to the adjacent residential neighborhood to the south. There are two existing wetland pockets on the site. The northern pocket (Wetlands A) is located to the east behind the existing residence and outbuildings. Wetlands B to the south is located. Just to the north of the temporary school and outdoor classroom, at the base of the slope going up to the rear of the property

Mr. Wheeler reviewed the plans presented at the discussion held with the commission in January while noting the changes made to the plans since that discussion. The new school has to be as proposed due to the old school remaining in place and open during construction, as well as the separation of parent drop off areas and bus drop off areas. Once the existing school is demolished that area will be graded out for future ballfields. The stormwater management basin will be located at the extreme northwest corner of the site. The main entrance is located opposite Parkview Drive which makes circulation impossible to avoid disturbing Wetland A. Wetland B was originally proposed to be preserved and mitigation for the disturbance of Wetland A created to the south of Wetland B. The challenging topography of the site would have required a fourteen foot retaining wall on three sides of the wetland pocket. Ecologically, this is not the best solution. On-site mitigation proposed is adjacent to the stormwater management area, to the east side. All drainage from the developed portion around the new school will enter the detention basin which has an appropriately sized forebay. The mitigation area will be hydrated by two roof leaders. The mitigation area will be a six inch deep, flat bottom basin, which will stay hydrated long enough to support wetland plantings and wildlife. There is a spillover should the water level exceed six inches. The mitigation will create a new wetlands and be used for flood control for events above a ten year storm.

Mr. Wheeler reviewed the stormwater report prepared by his office. One Hundred percent of the water quality volume for the site will be taken care in the detention basins on site. The largest watershed that flows west toward Ellington Road is expected to have a reduction of peak flows for all storm events. For the smallest watershed to the south the existing peak flows will

be met with the post development flows, essentially because there is no proposed development in that area. The small watershed to the northeast will meet existing conditions for most storm events. The exceptions being the 50 and 100 year storm events which will have negligible increases. These are more than offset by the reduction for the big watershed heading toward Ellington Road.

Mr. Wheeler reviewed the erosion and sediment control measures, which include perimeter silt fence; temporary diversion swales, temporary siltation basins; inlet control measures.

Mr. Sanford reviewed his wetlands report and provided more details regarding the wetland mitigation area.

Mr. Dixon addressed the subject of the outdoor classroom, which is part of the proposed mitigation. It is a 50 foot circular area adjacent to a significant oak tree. Seating will be under the boughs and branches of the tree. The soils will not be disturbed in order to protect this tree. Mr. Dixon shared some photos of existing outdoor classroom environments.

Mr. Folger stated that the Town Engineer's preliminary findings are that the plan will be meeting all the criteria for water quality and quantity management on the site. Mr. Folger concurred with Mr. Sanford regarding the creation area. It is a very diverse planting plan and a good idea for the overflow mechanisms for hydration. The e&s on the site follows the numbers as it should. The earth moving will be constrained due to the existing school remaining open during construction. There will need to be more coordination with the site contractor than is usual with other sites.

Commissioners' questions and comments were addressed. There were no comments or questions from the public to be addressed at this time. In order to accommodate comments and requests brought forth at this meeting, to receive the Town Engineer's final report on the project, and to allow for public comment, the hearing will be continued to the next scheduled meeting on May 5, 2021.

Motion to: continue the public hearing on Appl #21-21P to the next scheduled meeting in order to allow for public comment

Was made by: Commissioner Phillips
Second by: Commissioner Reed
The motion carried.
The vote was unanimous.

NEW BUSINESS:

Motion to: add a conservation discussion to the agenda

Was made by: Commissioner Phillips
Second by: Commissioner Warren
The motion carried.
The vote was unanimous.

Ben Wheeler, Jim Barrett and Kate Turner addressed the items of concern that were raised by the commission regarding demolition of the existing historic house and barn. Mr. Wheeler stated that when a demolition permit is applied for on a historic structure the application must go to the Demolition Delay Committee. The committee will discuss alternatives to demolition and

possibly require a delay for the demolition to allow time for alternatives to be researched. Mr. Barrett stated that it has been their intent to have the buildings demolished. Ms. Turner stated that they are doing a walk-thru of the buildings, both the farmhouse and the barn, with their hazardous materials consultant and the architectural team. After the inspections are completed, they will have an idea what is feasible and possible in regard to any salvaging or preservation. Some of the commissioners hoped that there would be someone experienced with preservation and restoration that could be involved because there are not many resources available for materials for historic restorations.

OLD BUSINESS: None;

OTHER BUSINESS:

Mr. Folger notified the commission that some direction has been received regarding the opening up of the Town Hall to the public. The planned opening date is May 19, 2021 for limited public access. We do not yet know when face to face meetings will be resumed.

APPLICATIONS RECEIVED:

Appl. 21-22W, The Promenade Shops at Evergreen Walk- 801 Evergreen Way - IWA/CC application for the re-development/construction of a retail building, parking access road, stormwater management and associated utilities on a portion of land west of Buckland Rd and north of Hemlock Ave. Gateway Development (GD) Zone.

Mr. Folger stated that two buildings are proposed for demolition and one larger building put in place of those two. The roadway that currently exists between the two buildings will be directed around the back side of the building. The roadway will come very close to the existing retaining wall and the small intermittent watercourse that is to the north of that. All the activity will be within the upland review area. Mr. Folger questioned whether the commission felt that a public hearing would be needed for this application. After discussion, the commission felt that a public hearing was not necessary.

ADJOURNMENT:

Motion to: adjourn at 8:31 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: May 5, 2021