

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

**MINUTES: JULY 19, 2017**

**MEMBERS PRESENT:** Elizabeth Warren, John Phillips, Barbara Kelly, John Blondin, Richard Muller  
Audrey Delnicki, Adam Reed, Arthur Jennings

**ALTERNATES PRESENT:** Stephen Wagner

**STAFF PRESENT:** Jeff Folger, Sr. Environmental Officer/Conservation Officer  
Lauren Zarambo, Recording Secretary

THE FOLLOWING ARE MOTIONS MADE DURING THE REGULAR MEETING OF THE INLAND WETLANDS  
AGENCY/ CONSERVATION COMMISSION – MADDEN ROOM

Chairman Warren called the meeting to order at 7:00 p.m.

**PUBLIC PARTICIPATION:** None

**PERMIT EXTENSIONS:** None

**CORRESPONDENCE AND REPORTS:**

Chairman Warren noted the approval of the Kebalo Minimal Impact Appl. 17-18W, 198 Smith Street.

**BONDS:** None

**MINUTES:** 6/21/17 approved by consensus

**CONSERVATION COMMISSION:**

Mr. Folger reported the two high tunnels at Avery Street gardens are being used. The lessee of the orchard is using one and a non profit organization working with handicapped children will be using the other. Commissioner Phillips asked how the issue of high winds was resolved. Mr. Folger stated 52 twelve inch piers have been installed at a depth of 48" every four feet. Vice Chairman Kelly asked if the plots have been assigned at the Deming Street garden. It was noted there is still no water on site and quotes from construction companies have been requested to bring water under the street so an application can be submitted for a farmland restoration matching grant. Mr. Folger stated he had met with John Caldwell and Jeff Doolittle regarding the next phase for the Avery Street reconstruction where the water pit is located for the community gardens which will be upgraded to bring water up to the high tunnels.

**WETLAND OFFICER:**

Mr. Folger stated there have been decent storms lately and Commissioner Phillips has noted discolored water coming from under the culvert on Sullivan Avenue. An inspection upstream showed a small amount coming from the farm field at the approved subdivision site for the Toll Brothers and some coming from the stock piles at Environmental Services who were contacted and have responded by putting up erosion control by ringing their stock piles with haybales.

The berm on Brookfield Street along the front of the Barton property has really bloomed with the wildflower seed mix which was planted and in the fall 26 red cedar trees will be planted on top of the berm. The berm at the new Orchard Hill School was planted with a more sustainable seed mix of wildflowers and grass species. It was noted an open house and dedication has been scheduled at the new Orchard Hill School for next month.

The Brewery on Sullivan Avenue had a soft opening last week and UConn Extension is looking for scouts to find wild native hops to be used in the state industry. There is an effort afoot to rekindle stock of the wild native hops which used to be grown in the state.

## **PUBLIC HEARING:**

Secretary Commissioner Phillips read the legal notice as it was published in the Journal Inquirer on Saturday, July 8, 2017 and Saturday, July 15, 2017.

**Appl. #17-23P – Evergreen Run, 70 Buckland Road – Inland Wetlands/Conservation Commission** application for approval of a parking lot expansion, and associated utilities on property located east of Buckland Road and north of the Lowes access drive. Gateway Development (GD) Zone

Mr. Ben Wheeler, licensed landscape architect with Design Professionals Inc., representing applicant Northeast Retail presented the application to expand the parking lot and facilitate a connection with the property to the north for future development. The connection is being done as a zoning regulation requirement for access management. There will be 3,940 square feet of wetlands below the parking lot which will be disturbed. A new retaining wall will be built which will minimize the disturbance to more wetlands.

The project was approved originally in May of 2005 with a second approval in November of 2005 for an application similar to this one. The work was never completed and the permit expired. Mitigation for the wetland disturbance at that time included stream bank stabilization using Gabion baskets. Photographs of the mitigation work were distributed to the Commission. Mr. John Ianni determined in his Highland Soils report that the wetlands limits were the same as when the original delineation was done and that the function of the wetlands will be reduced but not eliminated with the proposed activity.

The proposed plan was shown with a catch basin to the north end of the parking lot. Infiltrators being used for water quality were described with an overflow pipe through the retaining wall. Water will be directed back to the adjacent wetlands for bigger storms. Plans proposed are the most prudent and feasible alternative to accomplish the goals of the project.

Chairman Warren noted a letter dated June 28, 2017 from Mr. Folger to Design Professionals Inc. Both parties confirmed the concerns have been addressed with the revisions received for the location of stock piles, access to the lower area, and working within the area proposed for disturbance. Mr. Wheeler stated he received an additional comment from Mr. Folger to add wood chips next to the perimeter control for the silt fence which is indicated in Note 3 of the erosion control sheet.

Chairman Warren noted stockpiling of yard waste and brush into the wetlands on an adjacent property.

Commissioner Muller asked about large storms with overflow into the wetlands and asked how the energy would be dissipated. Mr. Wheeler stated there will be an energy dissipater at the end of the overflow and with the six infiltration units there will be very minimal overflow even in a 100 year storm.

Commissioner Reed voiced concern extending out 40' and asked how much steeper is the pitch. Mr. Wheeler replied zoning requires them to provide the possibility of access to the neighbor to the north which that neighbor can use when they make the connection. Previous designs included a higher retaining wall.

Chairman Warren appointed Alternate Commissioner Wagner to be seated for Commissioner Seypura.

Mr. Folger noted the drawings shown were done before the wall was lowered. The design exceeds the 10% of slope maximum allowable for a road which encouraged the applicant to bring the wall height back to the original 2005 height of 170'. Commissioner Wagner noted it is still a difficult slope in icy conditions. Mr. Wheeler acknowledged there is quite a bit of elevation change between the edge of the existing parking lot and

the property line. Commissioner Phillips asked what the slope is of the depressed access drive. Mr. Wheeler noted it is a 1 in 12% slope and the commissioner noted 10% is the allowable on interstate highways.

Vice Chairman Kelly asked whether the wetland soils would have to be removed and how the site would be managed. Mr. Wheeler noted the soils would be removed off site to a location to be determined and that the wall on the south side would be built up. The final design for the retaining wall will be reviewed by the Town Engineer.

Commissioner Phillip noted he had walked the site and asked if a variance from ZBA was sought to put an interconnecting road between the buildings and Buckland Road. Mr. Wheeler stated they had gone before ZBA for a similar site but efforts were not successful. Commissioners Kelly, Blondin, Wagner, Delnicki, and Chairman Warren had also walked or were familiar with the site.

Chairman Warren asked for public comment.

No one from the public spoke for or against the application.

Mr. Folger stated he had submitted a review of his own and in addition had received Highland Soils' wetland report and agreed with its conclusions and noted the addition of the wood chip supplement will be adequate to contain sediments on the site.

**Motion to:** close the public hearing for Appl. #17-23P at 7:44 p.m.

Was made by: Commissioner Phillips

Second by: Commissioner Wagner

The motion carried and the vote was unanimous

## **NEW BUSINESS:**

**Appl. 17-23P – Evergreen Run, 70 Buckland Road** - Inland Wetlands/Conservation Commission application for approval of a parking lot expansion, and associated utilities on property located east of Buckland Road and north of the Lowes access drive. Buckland Gateway Development (BGD) Zone

**Motion:** move for a finding of no prudent or feasible alternatives for Appl. #17-23P based on the record as a whole as presented at the public hearing

Was made by: Commissioner Phillips

Second by: Vice Chairman Kelly.

Commissioner Phillips stated it appears with the changes made to the plan originally submitted for this application the plan has definitely been improved and does not appear to be an irresponsible amount of disturbance given the restraints of the site.

Vice Chairman Kelly commented the difference between this application and the previous application from 2005 with the addition of the infiltrators maintaining hydrology backfill levels is an improvement.

The motion carried and the vote was unanimous

**Motion to:** to approve Appl. #17-23P with standard terms and conditions:

Was made by: Commissioner Phillips

Mr. Folger recommended a bond for installation and maintenance of erosion controls of \$5,000 and a bond for the construction of the stormwater system of an additional \$5,000.

Second by: Vice Chairman Kelly

The motion carried and the vote was unanimous

**Appl. #17-28P – Schoolhouse Drive DRZ – 755 Ellington Road and 760 Pleasant Valley Road**– Inland Wetlands/Conservation Commission application for approval of a 14 unit Designed Residence Development, stormwater structures, and associated improvements on property located east of Ellington Road and north of Pleasant Valley Road, Designed Residence Zone (DRZ)

Mr. Ben Wheeler representing the developers for the project Mr. and Misses Bruce, Kathy, and Carol Kelley of RSK-Kellco, Inc. presented the application. The total property is comprised of two parcels measuring 6.6 acres, 755 Ellington Road and 760 Pleasant Valley Road, which includes two single family homes on land that has been farmed for years. The house on Pleasant Valley Road will remain on 1.1 acres with 5.5 acres to be incorporated into the new Design Residence Zone to create 14 units.

It is a gently sloping site from the high side in the northeast corner sloping down to the southwest corner to a small brook with a box culvert going under Ellington Road discharging to the west side of the road. The only wetlands are located in the southwest corner in a very small amount measuring 300 to 400 square feet as documented by Mr. John Ianni in May of 2015. No direct impact to those wetlands on or off the property is proposed. The existing conditions report from Highland Soils dated July 7, 2017 indicates the wetlands are ground water discharge and recharge wetlands with limited function.

Approval was received from PZC for a zone change and general plan of development on June 14, 2016 with a previous informal discussion with that commission in which the number of units in the development was reduced from 16 to 14 units. The 5.5 acre DRZ development will include 1  $\frac{3}{4}$  acres of open space of which there will be one acre along the north and east sides behind the units and  $\frac{3}{4}$  of an acre along Ellington Road and in the southwest corner of the detention basin.

The detention basin serves as a water quality basin and is seeded with a mix of species of both wetland and upland type plants. It will reduce post development flows for 2, 10, 25, and 100 year storms as detailed in the submitted storm water management report. A perforated pipe and surface catch basin system is proposed to go around the east end and down along the southern edge of the units to intercept surface or ground water flow on the site connecting into the detention basin and box culvert. All roof drains will discharge to splash pads at grade. This will be a private road maintained by a home owners' association responsible for the road, sidewalks, and maintenance of lawns.

Commissioner Blondin asked if the houses will have curtain drains. Mr. Wheeler stated there will be curtain drains which discharge to grade and some may require sumps and pumps.

Commissioner Wagner commented with Mr. Wheeler that there could be an advantage of a home owners' association professionally maintaining the lawns so over-fertilization will be less likely to occur. Mr. Wheeler also stated snow removal from the road, driveways, and sidewalks will be done by a hired company from the association. The private road has been designed to town standards measuring 26' in width and has a snow shelf to handle typical snow falls. If necessary there are open space areas where snow could be moved or moved off site.

Vice Chairman Kelly asked if the development may affect the stability of the bank of the stream or emergency overflow. Mr. Wheeler stated only in a catastrophic situation if the outlet structure becomes completely clogged would water in the detention basin to spill over the spillway. The Vice Chair asked how the flow would impact downstream across the road. Mr. Wheeler stated post-development peak flows will be less than pre-development peak flows. The maintained lawn areas will allow the water run off more slowly than does an open farm field. Mr. Folger verified that Town Engineer Doolittle was comfortable with the design.

Chairman Warren asked about the stockpiles referenced in the July 7th letter. Mr. Wheeler indicated the stock piles will be addressed on the final plans and Mr. Folger stated the soils on site are sandy in texture and infiltrate well. Perimeter controls are a combination of the silt fence and diversion swales. The underdrains within the catch basin should provide good water quality renovation both during and after construction.

Commissioner Muller asked about the open space areas which appear on the plans in different areas. Mr. Wheeler stated planning and zoning requirements have 600 square feet per unit to be designated for open space. The only open space counting toward that requirement is in the northern open space with a stone dust walking path which is the limit of recreational activity planned.

Chairman Warren asked if parking was planned in the area of the schoolhouse. Mr. Wheeler stated Mr. Bruce Kelley met with Town staff and the Historical Society whose desire was to increase their parking capability. A gravel parking lot is proposed to be built for the Historical Society by Mr. Kelley.

Chairman Warren asked for comment from the public.

No one from the public spoke for or against the application.

Commissioners were satisfied they had all information necessary to make a determination.

**Motion:** to approve application #17-28P, Schoolhouse Drive DRZ, with standard terms and conditions:  
Was made by: Commissioner Phillips

Mr. Folger recommended a bond of \$20,000 for installation and maintenance of erosion and sediment controls and a bond of \$10,000 for installation of storm water structures.

Commissioner Phillips added the condition:  
The location and E&S measures for stock piles shall be put on the final drawings.

Second by: Vice Chairman Kelly  
The motion carried and the vote was unanimous.

#### **OLD BUSINESS:**

#### **OTHER BUSINESS:**

Chairman Warren stated she attended the prior night's SWALPAC meeting where she has been the liaison for IWA/CC to that commission for 30 years and will be stepping down. Barbara Kelly has volunteered to be the new liaison.

Chairman Warren introduced Mr. Jim MacDonald, former meteorologist for WTIC Channel 3, who is potentially interested in joining IWA/CC to fill the alternate position which is open. Copies of the regulations will be provided to Mr. MacDonald.

#### **APPLICATIONS RECEIVED:**

#### **ADJOURNMENT:**

Motion to: adjourn at 8:18 p.m.  
Was made by: Commissioner Phillips  
Second by: Commissioner Wagner  
The motion carried and the vote was unanimous

Respectfully submitted,

Lauren Zarambo  
Recording Secretary

**Approved: October 4, 2017**