

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

RECEIVED MAY - 5 2023

at 1:00 pm  
John Y. Cote  
Richard

**ACTION MINUTES:** May 3, 2023

**MEMBERS PRESENT:** Blondin John, Cote Paul, Jennings Arthur, Chairperson Kelly Barbara, Macdonald James, Muller Richard, Vice Chairperson Phillips John, Secretary Reed Adam and Alternate Durette Joe.

**MEMBERS ABSENT:** Katzbek Dan

**ALTERNATES PRESENT:**

**STAFF PRESENT:** Jeff Folger, Sr. Environmental Planner  
Tersee Flores, Recording Secretary

**COUNCIL LIAISON PRESENT:** None

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

**PUBLIC PARTICIPATION:**

Chairperson Kelly asked for public comment for items that were not on agenda. No public comment.

**Motion to:** add to the agenda under new business **App. 23-18W Prime Material Recovery** for determination of Public Hearing.

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

Motion carried.

Vote: unanimous

**PERMIT EXTENSIONS:** None

**CORRESPONDENCE AND REPORTS:** None

**BONDS:** None

**MINUTES:** The minutes of 04-19-23. A motion was made by Commissioner Phillips and seconded by Jennings to approve the minutes with the following corrections:

Motion to continue public hearing was made by Commissioner Jennings and second by Katzbek.

Motion to adjourn was made by Commissioner Blondin second by Commissioner Cote.

Under Public Hearing Resident Stephen Grech section should read Army Corps.

Motion carried.

Vote: Unanimous

The minutes of 3-01-23 were approved by consensus.

**CONSERVATION COMMISSION:** None

Jeff Folger, Environmental Planner mentioned on May 11<sup>th</sup> the girl scouts troop will be assisting in the planting they are currently working on, consisting of 30 hybrid willows which are slated to be planted at the base of the sledding hill of Barber Hill Road. They are intended to create a visual buffer for the residence on bottom of the hill. On June 3<sup>rd</sup> Eagle Scout will be putting in some improvements to the trail behind the Town Hall. Mr. Marshall will be assisting with educational signage and tying into their website.

**WETLAND OFFICER:**

Jeff Folger mentioned regarding Pleasant Valley School, there are no discharges to the pond in terms of sediment. They are continuing to maintain it, they should be installing under drains this month. There were some slight modifications to the perforated pipes that are part of the under drain system.

**PUBLIC HEARING:**

**Appl. 23-11P, Industrial Flex Space, 75 Connecticut Ave.** – IWA/CC application for an Industrial Incubator facility and Cold Storage Units, parking, stormwater management and associated utilities, on property located easterly of Connecticut Ave. and westerly of Judy Lane. Industrial (I) zone.

Hearing open with Chairperson Kelly mentioning she visited the site with Jeff Folger, Environmental Planner and shared that she is a professional member of Society Soil Scientist of Southern New England.

Peter M. DeMallie, President and Principal Design Professional presented the application on behalf of Trio Investment Property LLC and their client Dan Russell and introduced Glen Martin, Senior Project Manager/DPI, James M. McManus, MS, CPSS, Certified Professional Soil Scientist and Chris Zibbideo. He mentioned they will discuss new items and questions that were raised and requested by Town staff.

Mr. DeMallie entered into the record a letter that was submitted to him from James Sipperly.

Mr. Glen Martin discussed questions from abutters and Jeff Folger.

Mr. James McManus discussed wetland delineation.

Mr. Chris Zibbideo read report from Andy Krar, Professional Engineer on the effectiveness of storm water basin.

Ms. Kelly open the hearing for public input.

Comments from the public were made from the following residents:

Stephen Grech, 155 Judy Lane  
Paul LaPenta, 168 Edgewood Drive  
Richard Delhaie, 90 Cody Circle  
John Holowczak, 39 Cody Circle  
Pete Andrews, 80 Cody Circle  
Stacy Ramirez, 31 Barbara Road

Commissioner Reed read a letter that was received from Amy Costa abutter of 152 Edgewood Drive and James Sipperly, Certified Soil Scientist of Bozrah, CT.

**Motion to:** continue the Public Hearing on **Appl. 23-11P** to May 17<sup>th</sup>

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

Motion carried.

Vote: unanimous

## **NEW BUSINESS:**

**Appl. 23-11P, Industrial Flex Space, 75 Connecticut Ave.** – IWA/CC application for an Industrial Incubator facility and Cold Storage Units, parking, stormwater management and associated utilities, on property located easterly of Connecticut Ave. and westerly of Judy Lane. Industrial (I) zone.

Chairperson Kelly mentioned since we have continued the public hearing we will not have a discussion and action on Appl. 23-11P.

**Appl. 23-18W, Prime Material Recovery, 444 Nutmeg Road North** – IWA/CC application for the Wetland Map Revision on property located northerly of Governors Hwy., and easterly of Nutmeg Road north. Industrial (I) zone.

Jeff Folger mentioned this particular application sees to amend wetlands map and revisit the site, wetlands were flagged as part of several applications for G&S Scrap Realty, LLC.

**Motion to:** move public hearing on **Appl. 23-18W** for Wetlands Map Revision on May 17<sup>th</sup>

Was Made By: Commissioner Phillips

Second by Commissioner Jennings

The motion carried.

The vote was unanimous

**OLD BUSINESS:** None

**OTHER BUSINESS:** None

**APPLICATIONS RECEIVED:**

## **ADJOURNMENT:**

**Motion to:** adjourn at 8:56 p.m.

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried.

The vote was unanimous.

Respectfully submitted:

Tersee Flores

Recording Secretary