

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

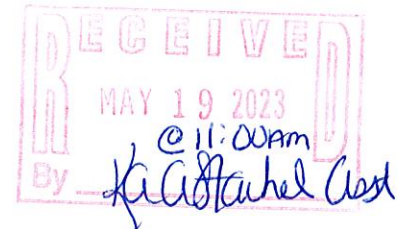
ACTION MINUTES: May 17, 2023

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

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 7:02 p.m.

PUBLIC PARTICIPATION:

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

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: The minutes of 5-03-23 were approved by consensus.

CONSERVATION COMMISSION: None

Jeff Folger, Environmental Planner mentioned Thursday, May 11th with the assistance of around 15 Girl Scouts and their parents they were able to complete the planting of 30 hybrid willows which were planted at the base of the sledding hill of Barber Hill Road.

Chairperson Kelly added part of the approval of that sub division the plans did show that planting will remain but an Easement was not put in place, so the individual home owners were free to clear their land as they saw fit. The plantings are on town property, so a visual buffer will be re-established over time.

WETLAND OFFICER:

Jeff Folger mentioned regarding Pleasant Valley School, they are in a lull between rain storms, and they are taking the opportunity to do some construction installations on the detention basin.

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.

Chairperson Kelly mentioned they wanted to leave the hearing open to get the report from the Town Engineer on the storm water management. This was submitted in letter form.

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.

Peter mentioned they will discuss new items and questions regarding the Town Engineer Report.

Mr. DeMallie entered into the record a memo that was submitted to him from Jeffrey Doolittle, Assistant Director Public Works/Town Engineer and a response letter from himself and Andrew Krar, Licensed Professional Engineer.

Mr. Chris Zibbideo addressed questions from Chairperson Kelly, Commissioner Blondin, and Muller regarding question number 14 and 15 in Mr. Doolittle memo.

Mr. James McManus discussed soil types, characteristics and wetland delineation and what he has reviewed on site.

Ms. Kelly open the hearing for public input.

Consultant, James Sipperly thanked the Commission for reading his letter into the record at our last meeting.

Comments from the public were made from the following:

James Sipperly
Stephen Grech, 155 Judy Lane
Daniel Edwards 131 Hilton Drive

Motion to: close public hearing on Appl. 23-11P

Was made by: Commissioner Phillips

Second by: Commissioner Cote

Motion carried.

Vote: unanimous

Appl. 23-18W, Prime Materials 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 we failed to post public hearing notice for this meeting in the appropriate time to the Journal Inquirer. He requested the public hearing be re-scheduled for future date and the next available time is June 7th.

Motion to: table public hearing Appl. 23-18W until the next scheduled meeting June 7th

Was made by: Commissioner Phillip

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.

Motion to: accept Appl. 23-11P for standard terms and conditions with recommended bondage.

Was Made By: Commissioner Phillips

Second by Commissioner Jennings

The motion carried.

The vote was unanimous

Mr. Folger recommended bonds shall be collected: \$25,000 for establishment and maintenance of erosion and sediment controls, and \$50,000 for the installation of stormwater structures, and \$20,000 for installation and establishment of wetland plantings. Mr. Folger proposed additional conditions; to eliminate the Phragmites stand within the northern swale. The proposed perimeter Arborvitae plantings must be installed prior to approval of the building permit. All approvals required must be obtained and submitted prior to any activity on the site. A contact person shall be identified on the plans.

Vice Chairperson Phillips thanked the members of the public and shared his comments on abutters past and present questions, in addition to Commissioners, Muller, Jennings, Blondin and Reed.

Mr. Phillips concluded in his opinion the application as provided does a very good job of protecting the wetlands on site and are meeting the necessary regulations.

Chairperson Kelly expressed she is a professional member of Society of Soil Scientist of Southern New England, she serves to review wetland lines in the 32 town in Hartford County for many years. She visited the site many times and concluded that there are no direct wetland impacts proposed on the site.

Chairperson Kelly expressed hearing no other discussion she called for a vote on Appl. 23-11P, Industrial Flex Space, 75 Connecticut Ave with the conditions as presented with those bonds for the removal of Phragmites and the establishment of the permanent planting all required to the building permit.

Motion carried.

Vote: unanimous

OLD BUSINESS: None

OTHER BUSINESS: None

APPLICATIONS RECEIVED:

ADJOURNMENT:

Motion to: adjourn at 8:25 p.m.

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried.

The vote was unanimous.

Respectfully submitted:



Tersee Flores
Recording Secretary