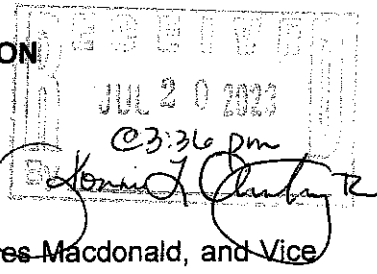


**TOWN OF SOUTH WINDSOR  
INLAND WETLANDS AGENCY / CONSERVATION COMMISSION**



**ACTION MINUTES:** July 19, 2023

**MEMBERS PRESENT:** John Blondin, Paul Cote, Arthur Jennings, Dan Katzbek, James Macdonald, and Vice Chairperson John Phillips, Chair Barbara Kelly

**MEMBERS ABSENT:** Richard Muller

**ALTERNATES PRESENT:** Joe Durette

**STAFF PRESENT:** Jeff Folger, Sr. Environmental Planner

**COUNCIL LIAISON PRESENT:** Steven King Jr.

Chairperson Kelly called the meeting to order at 7:05 p.m.

Chairperson Kelly appointed Alternate Durette, to sit for Muller

**PUBLIC PARTICIPATION:**

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

**PERMIT EXTENSIONS:** None

**CORRESPONDENCE AND REPORTS:** Folger mentioned that the Commission received a petition for the Deming St application.

**BONDS:** None

**MINUTES:** Minutes from Regular Meeting on 07/05/23: were approved by consensus as amended.

**CONSERVATION COMMISSION:** None

**WETLAND OFFICER:**

Jeff Folger discussed projects that had been affected during this past week with the recent rain. He mentioned that the Pleasant Valley School site had some brown water find its way into Veteran's Memorial Park Pond. Also, the Mannarino development on Abbe Road had some red water coming off the site and running across Abby Road. They have placed additional erosion control on the site.

**PUBLIC HEARING:** None

**NEW BUSINESS:**

**Appl. 23-13P, GDS Estimating, 470 Governors Hwy.** – IWA/CC application for the approval of a wetlands mitigation plan to compensate for current wetland disturbances, the installation of additional stormwater control structures, and the expansion of an existing building on property located northerly of Governors Hwy. Industrial (I) zone

William Jodice from PDS presented site plan. The application is for the expansion of the existing site to accommodate two additional buildings and additional storage areas on the site. The actual site area is to be

expanded by purchasing additional land to the west, and north from the adjacent landowner. This will bring the site into conformation with the maximum impervious coverage allowed by Zoning. Additional stormwater structures will be constructed and existing structures will be enlarged to accommodate the added impervious surface. A wetland area that was inadvertently filled will be compensated by creating a larger wetland elsewhere on the site.

George Logan, Wetland and Soil Scientist from REMA Environmental Services, indicated the existing wetlands present on the site. He then explained the mitigation plan. Approximately 120sqft of existing wetland was impacted by filling for an expanded pavement storage area. A 1200sqft wetland will be created in the southwest corner of the site to compensate for the wetland loss. The created wetland will provide a more diverse plant community than what was lost. The proximity of the created wetland to the existing wetland areas will increase the potential wildlife habitat as well as increase the storm and flood storage capacity of the site.

Commissioner Katsbek asked about potential flooding in Governors Highway as a result in the increase in impervious surface. Logan responded that there will be a significant increase in stormwater storage as a result of the added wetland area, and the added stormwater structures. It is not anticipated that additional stormwater volumes will affect governors Highway.

Folger commented that the Town Engineer has requested additional design changes to the stormwater management plan to further accommodate the increase in runoff volumes onsite. Mr. Jodice agreed to add any changes that the Town Engineer requests to the site plan.

**Motion to: approve Appl. 23-13P, GDS Estimating – 470 Governors Hwy**

By: Commissioner Phillips

Second by Commissioner Jennings

The following conditions: Standard conditions; with recommended bonds: \$5,000 for installation and maintenance of erosion controls, and \$10,000 for the installation and maintenance of the storm water management system, and \$15,000 for the establishment and monitoring of wetland plantings. The Wetland Consultant shall supervise the creation of the mitigation area and submit progress reports to the Commission annually for three years. The bond for the plantings will be held for three growing seasons. Revision to the stormwater management system to be approved by Town Staff.

Commissioner Kelly commented that the mitigation plan is very thorough and that the addition to the stormwater system appears to address the expansion of the site.

Commissioner Phillips commented that the wetland to be created will compensate for the wetland area that was disturbed.

Other Commissioners agreed with the comments.

The motion carried.

The vote was unanimous

**Appl. 23-30P, Metro Realty Multi Family – 240 Deming St – IWA/CC** application for the construction of an apartment complex, parking, utilities and stormwater management on property located northerly of Deming St and easterly of Buckland Rd. Gateway Development (GD) Zone.

Folger stated that just prior to the start of the meeting he was handed a petition requesting a public hearing on the application. The petition contains a list of 32 names. All of the signatories have listed their address as being within the Town of South Windsor.

Kelly stated that the petition appears to meet the requirements of the regulation and that a hearing could be held on the next regularly scheduled meeting date of September 6, 2023.

Mr. Tim Hollister, attorney for the application, asked if the Commission would consider holding a special meeting in August.

Chairperson Kelly declined the request to hold a special meeting in August.

Motion to hold a public hearing at the next scheduled meeting, which is September 6, 2023

by Phillips, second by Jennings.

The motion carried.

The vote was unanimous.

**OLD BUSINESS:** None

**OTHER BUSINESS:** None

**APPLICATIONS RECEIVED:**

**Appl. 23-32P, Evergreen Walk Unit 5 – Intersection of Cedar Ave./Buckland Rd. and Cottonwood Lane –**  
IWA/CC application for the construction of three retail/restaurant buildings, parking, utilities, and stormwater management on property located southerly of Cedar Ave and westerly of Buckland Rd. Gateway Development (GD) Zone.

**ADJOURNMENT:**

**Motion to:** adjourn at 7:50 p.m.

Was made by: Commissioner Blondin

Second by: Commissioner Cote

The motion carried.

The vote was unanimous.

Respectfully submitted:

Jeff Folger

Recording Secretary