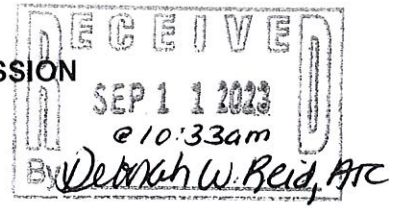


**TOWN OF SOUTH WINDSOR  
INLAND WETLANDS AGENCY / CONSERVATION COMMISSION**



**ACTION MINUTES:** September 07, 2023

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

**MEMBERS ABSENT:** Barbara Kelly, Chairperson

**ALTERNATES PRESENT:** None

**STAFF PRESENT:** Michele Lipe, Director of Planning  
Nicole Kowalik, Recording Secretary

**COUNCIL LIAISON PRESENT:** None

Vice Chairperson Phillips called the meeting to order at 7:00 PM.

**PUBLIC HEARING:**

**Appl. 23-30W, Metro Realty Multi Family.** – 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.

Commissioner Reed read the legal notice to the record.

Tom Neely, primarily designer of the project from SLR Consulting presented the site plans along with Megan Raymond, wetland scientist.

Neely described the 6.3-acre parcel located on the north side of Deming St. The site is currently occupied by a church and a parking lot. Most of site is lawn or open meadow. The development would occur in the central portion of the site. A plan contains a robust erosion control plan, designed to have close balance of cut to fill. An addition along the perimeter a temporary swale would be constructed to direct runoff to a temporary sediment basin. Revisions were made as a part of the planning and zoning public hearing process reducing the scope of the project and therefore the impacts on the upland review areas.

Megan Raymond described the regulated resource of the property to avoid impact and impairment to the resource. The 6.3-acre site has about 650 feet of frontage on Deming St and has no wetland soil on the property. A 260 linear foot watercourse at the rear property line exists on the site. Raymond described the type of soil that is on the site.

Commissioner Reed asked a question where the reduction from the first proposal to now was on site. He also asked how the proposed conservation easement would be delineated in the field.

Commissioner Blondin asked how much water will be going back to the earth.

Vice Chairperson Phillips read comments by Jeff Folger, Sr. Environmental Planner, and Barbara Kelly, Chairperson.

Phillips commented about the trees being close to the retaining wall and expressed concerns that they be planted so that the roots will not impact the integrity of the wall.

Vice Chairperson Phillips opened the hearing for public input.

Attorney Parks submitted Exhibit A. Parks mentioned that applicant is not at liberty to cut a piece off prior approved project and add it to a new project to get higher density and greater profit.

Margaret Glover is opposed, mentioning that the project will eliminate wildlife and connection pathway between the wetlands on South side of Deming to the Plum Gully Brook and Farm Brook on the north side.

Ben Tripp, behalf of applicant, mentioned that they reviewed in detail about the land records and the specific conservation easement. Site does not pertain the triangle of land that is subject to application.

Attorney Tim Hollis, representing applicant, mentioned what Attorney Parks raised is not a wetlands issue but a legal issue. They have submitted a written reply. It does not include the triangle issue and mentions there should be no issue to proceed for tonight.

Vice Chairperson Phillips made a comment that the Commission is not involved with the zone change. Second, the law states that it is not legal to have exclusionary zones. In regards to wildlife, it is limited to the extent they can consider wildlife and its impact on wetlands.

**Motion to:** close the public hearing for **Appl. 23-30W, Metro Realty Multi Family – 240 Deming St**

Was made by: Commissioner Reed

Second by: Commissioner Katzbek

Motion carried. – vote unanimous.

## **NEW BUSINESS:**

**Appl. 23-30W, 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.

**Motion to:** approve **Appl. 23-30W, Metro Realty Multi Family – 240 Deming St**

The following conditions: Standard conditions; with recommended bonds: \$20,000 for the installation and maintenance of erosion controls. \$50,000 for the installation of stormwater management controls. Installation of the native buffer plantings between the limit of disturbance and intermittent watercourse.

The motion carried.

The vote was unanimous

## **ADJOURNMENT:**

**Motion to:** adjourn at 8:01 p.m.

Was made by: Commissioner Blondin

The motion carried.

The vote was unanimous.