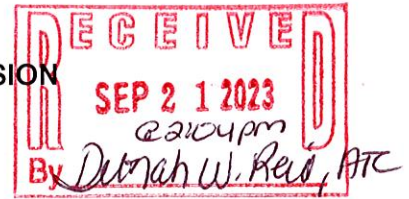


**TOWN OF SOUTH WINDSOR
INLAND WETLANDS AGENCY / CONSERVATION COMMISSION**



ACTION MINUTES: September 20, 2023

MEMBERS PRESENT: John Blondin, James Macdonald, Richard Muller and Chairperson Barbara Kelly

MEMBERS ABSENT: Paul Cote, Arthur Jennings, Dan Katzbek, Vice Chairperson John Phillips

ALTERNATES PRESENT: Joe Durette

STAFF PRESENT: Jeff Folger, Sr. Environmental Planner

Nicole Kowalik, Recording Secretary

COUNCIL LIAISON PRESENT: None

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

Chairperson Kelly appointed Alternate Durette, to sit for Phillips.

PUBLIC PARTICIPATION: None

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: Jeff Folger mentioned that he has copies for What's Legally Required to hand out during other business.

BONDS: None

MINUTES: Minutes from Regular Meeting on 07/19/23: were approved by consensus as amended.

Minutes from Special Meeting on 09/07/2023: were approved by consensus as amended.

CONSERVATION COMMISSION: Jeff Folger mentioned an intern is working with his office. He has purchased 3 trail cameras using the Open Space funds. These cameras will be placed in various areas within the parks. The intern will start a Facebook page and will start a wildlife of the month to share on Facebook.

WETLAND OFFICER: Jeff Folger discussed that the rain has had very little impact. The major construction sites have held up well. An issue was brought up, a violation on 375 Rye St. The owner is starting a farm, and has cleared land near Dry Brook to develop pastures. A couple of erosion gullies were filled in to create more land as well.

PUBLIC HEARING: None

NEW BUSINESS: 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.

Sarah Stine introduced herself as the developer of the parcel. She introduced the site plans of Evergreen Walk Unit 5. She mentioned that they have previously developed a New Peoples Bank in the area, which is currently open. This application is the second phase of the development, including additional restaurants on the parcel.

Rock Emond, engineer with SLR International on behalf of O'Connell Development Group, showed the current existing conditions of the site plans. On current proposed conditions, there is an existing bank and a road going

through the parcel connecting Cottonwood and Cedar. He is proposing a Starbucks with a retail attached to it, a Chipotle in the corner closest to the level spreader and 5,000 sq. ft. restaurant to the southeast. Emond discussed looking at the current conditions of the intermittent water course, there currently is no water within the channel. It does get mushy when going down to the 30 in. pipes. Regarding how the buffer will be treated, there is 40 ft DEEP non-disturbance area, and they will be installing a planted buffer as an additional measure. In association with the upland review area, about 18,800 is impervious. With the new development, the water is being intercepted and will be trapped in catch basins with trap hoods as well as a couple of manholes. Emond stated that they are providing inlet protection to all proposed and existing catch basins.

Jeff Folger mentioned concerns in increase water volume through the watercourse and its impact on the stream channel morphology. Emond was able to provide answers.

Commissioner Blondin asked about adding rain gardens. Emond mentioned that there are opportunities to add rain gardens.

Commissioner Muller asked what is the design criteria that is acceptable for hydrodynamic separator. Emond responded that the hydrodynamic separator is built off line and is sized based on the anticipated runoff volume.

Chairperson Kelly comments the storm water quality structures that are present are part of a whole treatment train. Emond mentioned that the design of the level spreader is essentially a pipe entering a weir that reduces runoff velocity, overall protecting the intermittent water course.

Commissioner Muller asked how far deep in the ground is the hydrodynamic separator. Emond responded that it was buried twelve feet into the ground.

Chairperson Kelly asked about the construction process, whether they are planning to build all three buildings at once. Emond mentioned that they will not be building all three buildings at once. Sara Stine mentioned that they will not be built all at once but there will be an overlap so it will be one continuous build.

Chairperson Kelly asked the commissioners if they have any other questions.

Motion to: approve Appl. 23-32P, Evergreen Walk Unit 5 – Intersection of Cedar Ave./Buckland Rd. and Cottonwood Lane with conditions

By: Blondin

Second by: Muller

Motion - carried.

Vote - unanimous

OLD BUSINESS: None

OTHER BUSINESS: Jeff Folger handed out What's Legally Required to each Commission member.

APPLICATIONS RECEIVED: Jeff Folger mentioned that an application was received about an existing walkway being repaved through Brook St to the Eli Terry School.

ADJOURNMENT:

Motion to: adjourn at 8:27 PM.

Was made by: Blondin

Second by: Kelly

Motion – carried.

Vote - unanimous