

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

**ACTION MINUTES:** 1-17-2024

**MEMBERS PRESENT:** Chair Barbara Kelly; Vice Chair John Phillips; John Blondin; Arthur Jennings; James MacDonald; Paul Cote; Richard Muller

**MEMBERS ABSENT:** Steven Cordeiro; Dan Katzbek

**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 seated Alternate Durette for Commissioner Cordeiro

**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:** Minutes from Regular Meeting on 01/03/24: were approved by consensus as amended.

**CONSERVATION COMMISSION:** Jeff Folger mentioned that there are many Eagle scouts looking for projects.

**WETLAND OFFICER:** None

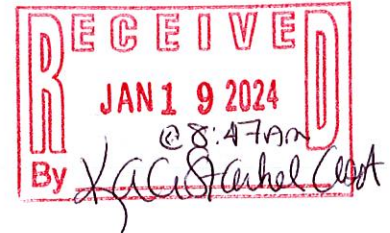
**PUBLIC HEARING:** None

**NEW BUSINESS:** Appl. 23-52W, Town of South Windsor – 161 Nevers Road - IWA/CC application for the construction of a lighted, Synthetic-Turf Sports Field, and the establishment of Tennis and Pickleball Courts on property located westerly of Nevers Rd and southerly of Ayers Rd Rural Residential (RR) Zone.

Chris Hulk, license engineer on behalf the Board of Education, discussed the reasons the project is being pursued. The school board has discussed different major issues to remediate. The applicant is proposing 7 tennis courts across from the Community Center and parking spaces next to the tennis courts. There are also four pickleball courts proposed in the same area. Mr. Hulk presented aerial photos throughout the years from 1966 to 2023. The existing vegetated area adjacent to the watercourse will be untouched. On the proposed plans, the four pickleball court area will have a sheet flow over to the grassed area. On the tennis court side, there will be a stormwater basin. The courts will be built as a post tension concrete opposed to a paved tennis court which will result in less grading. There will be no major impact since everything already there is already developed. Mr. Hulk discussed the recommendation from Jeff Folger about putting in 20 ft vegetated buffer onto the site and that they are open to that idea.

Chairperson Kelly asked if the pickleball court is constructed the same as the tennis court. Mr. Hulk answered they are. Chairperson Kelly mentioned that the vegetation buffer would be used for to ensure that the area along the stream edge remains protected.

Commissioner Durette asked if there are fencing and lights. Mr. Hulk answered that there will be fencing and lights around the tennis and pickleball courts.



Commissioner Muller asked if the earth under the concrete slab is stable. Mr. Hulk answered that it is stable, and testing was done on the site to determine what the soil is like. Commissioner Muller asked where the rainwater would go on the tennis court. Mr. Hulk answered that the water will sheet flow from the courts to a stone lined trench that the water will go into and then will discharge into the basin.

Chris Hulk discussed the proposed ballfield adjacent to Ayers Rd. He showed the proposed driveways and discussed how having a secondary access is important for student drop-off. The current grass field has no stormwater management, the water hits the ground and makes its way to a storm drainage pipe. On the new field, the water goes through turf into stone base below. The topsoil will be kept on site, creating a berm along Ayers Road. Regarding the parking lot drainage, there will be drywalls to improve infiltration. The new design will result in lower impact with the ability of the stormwater to go through turf to stone base.

Commissioner Muller asked if the turf is like the one the town already has. Mr. Hulk answered that this is similar, but infill type is different.

Chairperson Kelly asked if these are going by the new stormwater guidelines. Mr. Hulk answered he assumes that it is up to date.

Commissioner Muller asked with there were other areas that were reviewed for this project, why was this site chosen. Mr. Hulk mentioned that they reviewed different locations. In one of the areas, a ledge was found which will result in difficult building situations. This site chosen was the only area where they would be able to add a field and not lose a field in the process. The field within the track will stay.

Mr. Hulk reviewed the erosion control plan. Perimeter controls will be implemented and soil stock pile areas will be protected.

**Motion to:** approve **Appl. 23-52W, Town of South Windsor – 161 Nevers Road** - IWA/CC application for the construction of a lighted, Synthetic-Turf Sports Field, and the establishment of Tennis and Pickleball Courts on property located westerly of Nevers Rd and southerly of Ayers Rd Rural Residential (RR) Zone.

Was made by: Vice Chair Phillips

Second by: Commissioner Blondin

Phillips commented that, with the changes, that the Plum Gully Brook will be protected., Chairperson Kelly agrees.

Commissioner Muller commented that it meets the requirements for managing water control.

Motion - carried.

Vote - unanimous.

**OLD BUSINESS:** None

**OTHER BUSINESS:** None

**APPLICATIONS RECEIVED:** Jeff Folger explained that an application on 396 Burnham St was received. An industrial building is proposed to be built onto the site but there is no direct of wetland impacts.

**ADJOURNMENT:**

**Motion to:** adjourn at 8:04PM

Was made by: Vice Chairperson Phillips

Second by: Commissioner Blondin

Motion - carried.

Vote - unanimous.

Respectfully Submitted,

Nicole Kowalik,  
Recording Secretary