

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

RECEIVED APR 19 2024
@ 10:57 PM
Kaaftachel Asst

ACTION MINUTES: 4-17-2024

MEMBERS PRESENT: Vice Chairperson Jack Phillips, Chairperson Barbara Kelly, Arthur Jennings, Richard Muller, James MacDonald

MEMBERS ABSENT: Steven Cordeiro, John Blondin, Dan Katzbek

ALTERNATES PRESENT: Joe Durette

STAFF PRESENT: Nicole Kowalik, Recording Secretary

COUNCIL LIAISON PRESENT: None

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

Chairperson Kelly appointed Commissioner Durette for the vacant chair.

PUBLIC PARTICIPATION:

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

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: Barbara Kelly mentioned that there is a draft of plan for the Town of South Windsor Plan of Conservation and Development and has given feedback.

BONDS: None

MINUTES: Minutes from Regular Meeting on 03/20/24:

Under New Business, second line of paragraph should be "construction of the house"

Second page, second line; "intermittent" not "intermediate"

Start of third Paragraph; "Jonathan" not "John"

Motion to: accept the minutes as corrected

Made by: Commissioners Jennings

Second by: Vice Chairperson Phillips

Motion- carried

Vote - unanimous

CONSERVATION COMMISSION: None

WETLAND OFFICER: Chairperson Barbara Kelly mentioned that she has received a phone call from a citizen, from Sele Drive, that would need to get in contact to someone in the Planning Department.

PUBLIC HEARING: None

NEW BUSINESS: Appl. 24-08P, Medical Office Building – 1300 Sullivan Ave – IWA/Conservation Commission application for the conversion of an existing house into medical office, stormwater management system and associated utilities, on a portion of land west at 1300 Sullivan Ave. (Formerly 8 Collins Ln.) RR Zone.

Peter DeMallie, President of Design Professionals, behalf of the applicant Vasanth Kainkaryam. Dr. Kainkaryam intends to re-locate his medical practice to 1300 Sullivan Ave because he has outgrown his

current facility. The subject property is just under 5 acres in size. Dr. Kainkaryam has applied for the 3,800 square foot residence for the approval under the office conversion overlay regulations. It is being proposed that they would widen the driveway, putting in 20-car parking spaces and to renovate the interior of the house. It is also proposed adding some sidewalks getting to and from the parking lot to the building as well as landscaping on the north and west sides and storm drainage facilities. There is not a lot of activity on the property and a lot of it is maintained in a park like setting. George Logan submitted his report stating that the property does not have any wetlands. Mr. Logan also noticed that there are numerous trees on the property and are preserving what they can. In the future, Dr. Kainkaryam intends to have an expansion when the practice continues to grow, which would include another 8 parking spaces. It is a low impact development.

Jim Luczak, Professional Engineer at Design Professionals, discussed the basic utilities and proposed drainage conditions. The existing house is currently served by a well that is shared. The well will no longer be in use with the house and instead it will be connected to the public water. Currently the area is completely grassed, and the overall drainage is towards Sullivan Avenue. It is being proposed to handle everything with BMPs based on the new stormwater manual. Mr. Luczak mentioned that they will be using a silt fence during construction until there is establishment of the area.

Chairperson Kelly asked if they are using the new stormwater quality manual being 1.2 inches. Mr. Luczak answered that they are.

Commissioner Muller asked if they are using the latest stormwater management guidelines. Mr. Luczak answered that they are.

Chairperson Kelly commented with the size of the disturbance the E&S measures are adequate and appropriate.

Glen Martin, Landscape Architect at Design Professionals, discussing they will be providing shade trees in the parking lot area, providing flowers for pollinators. They will also provide shrubs and perennials along the foundation of the building entrance. They have increased perennials flowers in the area, benefiting insects and food source for birds. Along the west and north property, they will be providing 53 Mountain Laurel shrubs and maintaining most of the wooded area in the back as a buffer. Most of the wooded area along Sullivan Avenue will remain except for a little bit of clearing for the dumpster pad. The proposed project will allow most of the trees and woods to remain and continue to provide food sources and shelter for wildlife.

Peter DeMallie mentioned there are no wetlands on the property and no wetland disturbance with well drained soils.

Motion to: approve **Appl. 24-08P, Medical Office Building** – 1300 Sullivan Ave – IWA/Conservation Commission application for the conversion of an existing house into medical office, stormwater management system and associated utilities, on a portion of land west at 1300 Sullivan Ave. (Formerly 8 Collins Ln.) RR Zone.

Made by: Vice Chairperson Phillips

Second by: Commissioner Jennings

Motion - carried.

Vote - unanimous.

\$5,000 bond for E&S and \$5,000 for the development of the basins.

Chairperson Kelly commented that the plan is appropriate for the site.

OLD BUSINESS: None

OTHER BUSINESS: None

APPLICATIONS RECEIVED: None

ADJOURNMENT:

Motion to: adjourn at 7:56PM

Was made by: Vice Chairperson Phillips

Second by: Commissioner Durette

Motion - carried.

Vote - unanimous.

Respectfully Submitted,

Nicole Kowalik,
Recording Secretary

