

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

**Action  
Minutes**

- 1 -

**December 16, 2015**

**MEMBERS PRESENT:** Barbara Kelly, John Blondin, Audrey Delnicki, Adam Reed, Arthur Jennings

**ALTERNATES PRESENT:** Jack Phillips sitting for Carol Heffler

**STAFF PRESENT:** Jeffrey Folger, Sr Environmental Planner/Conservation Officer  
Donna Thompson, Recording Secretary

**THE FOLLOWING ARE MOTIONS MADE DURING THE SPECIAL MEETING OF THE INLAND WETLANDS AGENCY/ CONSERVATION COMMISSION – MADDEN ROOM**

Vice Chairperson Kelly called the meeting to order at 7:00 pm

**PUBLIC PARTICIPATION:** none

**PERMIT EXTENSIONS:** none

**CORRESPONDENCE AND REPORTS:**

**BONDS:** none

**MINUTES:** 10/21/2015, approved by consensus

**CONSERVATION COMMISSION:**

**WETLAND OFFICER:**

**PUBLIC HEARING:** 7:10 pm

Appl. #15-53P – South Windsor Star Center – 2075 John Fitch Blvd - IWA/Conservation Commission application for the construction of a 30,000 sq ft building, parking, sidewalks, stormwater structures and associated utilities. The site is located westerly side of John Fitch Blvd. A20/Rte 5 North Overlay Zone. (con't from 12/2/2015) - **Postponed**

**Motion to:** continue the public hearing on Appl. #15-53P to the next scheduled meeting on January 6, 2016

Was made by: Commissioner Phillips  
Seconded by: Commissioner Reed  
The motion carried and the vote was unanimous.

**Legal notice read into record by Commissioner Phillips.**

Appl. #15-61P, Tall Oaks Acres Subdivision – request for a 2 lot subdivision on property located on the easterly side of Ellington Road (#2995 and #2999), southerly of the Ellington town line, Rural Residential Zone.

**Motion to:** close public hearing on Appl. #15-61P

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

**Action  
Minutes**

- 2 -

**December 16, 2015**

Was made by: Commissioner Phillips  
Seconded by: Commissioner Blondin  
The motion carried and the vote was unanimous.

**Motion:** based on the record presented at the public hearing, move a finding of no prudent & feasible alternatives

Was made by: Commissioner Phillips  
Seconded by: Commissioner Blondin  
The motion carried and the vote was unanimous.

**NEW BUSINESS:**

Appl. #15-61P, Tall Oaks Acres Subdivision – request for a 2 lot subdivision on property located on the easterly side of Ellington Road (#2995 and #2999), southerly of the Ellington town line, Rural Residential Zone.

**Motion to:** approve Appl. #15-61P, with the following conditions:

1. The final approved copy of the entire set of plans and this letter reproduced thereon must be submitted to the Planning Department. This must be completed within 65 days of approval prior to any construction activity on the site. Plans submitted to Planning & Zoning Commission shall be considered having met this requirement.
2. The applicant shall indemnify and hold harmless the Town of South Windsor against any liability, which might result from the proposed operation or use.
3. The permit is valid for five years and shall expire on December 16, 2020. It is the landowner(s)/applicant(s) responsibility to track expiration dates and notify the Commission of a renewal request at least 65 days prior to expiration.
4. No Certificate of Occupancy will be granted on lot #2 until the mitigation area has been constructed and the vegetation established.
5. Conservation easement shall be delineated as a method to be approved by town staff.
6. Confirmation of the conservation easement shall be co-terminus with the rain garden design.
7. Final configuration of rain garden and exact borders of the conservation easement shall be determined before building permit is issued.
8. All approvals required must be obtained and submitted prior to any activity on the site.
9. A contact person shall be identified on the plans.

Was made by: Commissioner Phillips  
Seconded by: Commissioner Jennings  
The motion carried and the vote was unanimous.

Appl. #15-63P, John Fitch Distilling Co – 51 Glendale Rd– Conservation Commission application for an industrial building, parking, stormwater control and associated utilities on property located on the northerly side of Glendale Rd, Industrial (I) Zone.

**Motion to:** approve Appl. #15-63P, with the following conditions:

1. The final approved copy of the entire set of plans and this letter reproduced thereon must be submitted to the Planning Department. This must be completed within 65 days of approval prior to any construction activity on the site. Plans submitted to Planning & Zoning Commission shall be considered having met this requirement.
2. The applicant shall indemnify and hold harmless the Town of South Windsor against any liability, which might result from the proposed operation or use.

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

**Action  
Minutes**

- 3 -

**December 16, 2015**

3. The permit is valid for five years and shall expire on December 16, 2020. It is the landowner(s)/applicant(s) responsibility to track expiration dates and notify the Commission of a renewal request at least 65 days prior to expiration.
4. A bond shall be collected in the amount of \$2,000.00 to maintain erosion and sediment controls during construction and for establishment of the stormwater facility.
5. All approvals required must be obtained and submitted prior to any activity on the site.
6. A contact person shall be identified on the plans.

Was made by: Commissioner Phillips  
Seconded by: Commissioner Jennings  
The motion carried and the vote was unanimous.

Appl. #15-64W, Evergreen Walk Unit 12, Buckland Road – **Determination for Public Hearing**

**Motion to:** set public hearing for #15-64W on February 3, 2016 due to the potential for significant impact to wetlands and the potential for public interest

Was made by: Commissioner Phillips  
Second by: Commissioner Delnicki  
The motion carried and the vote was unanimous

**OTHER BUSINESS:**

The date of the Holiday Party was changed to January 27, 2016 at The Mill.

**APPLICATIONS RECEIVED:**

Appl. 15-64W, Evergreen Walk LLC - Commercial Development Unit #12, **Determination of Public Hearing** - IWA/CC application for a site plan for the construction of a retail building, parking, stormwater control structures and associated utilities on a portion of 151 Buckland Road [within "Evergreen Walk"], and being located approximately 400 feet west of Buckland Road and 800 feet south of Deming Street (behind LA Fitness), Buckland Road Gateway Development Zone

**ADJOURNMENT:**

**Motion to:** adjourn at 8:13 pm  
Was made by: Commissioner Delnicki  
Second by: Commissioner Jennings  
The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson  
Recording Secretary