

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

**Action
Minutes**

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December 2, 2015

MEMBERS PRESENT: Elizabeth Warren, 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

Chairperson Warren called the meeting to order at 7:00 pm

PUBLIC PARTICIPATION: none

PERMIT EXTENSIONS: none

CORRESPONDENCE AND REPORTS: The 2016 Meetings Schedule was reviewed and approved by consensus.

BONDS: none

MINUTES: none

CONSERVATION COMMISSION: Clearing of the Barton property is three quarters done.

WETLAND OFFICER: All construction sites seem to be stable.

Legal notice was read into the record by Commissioner Phillips.

PUBLIC HEARING: 7:10 pm

Appl. #15-48P – Scott Leonard – 110 Lavender Lane, Rocky Hill, CT - Conservation Commission application for erosion and sediment control site plan associated with a commercial development located at One Buckland Center, 1 and 25 Buckland Road in South Windsor, located westerly of Buckland Road and southerly of Smith Street, Restricted Commercial Zone.

Motion to: close public hearing on Appl #15-48P at 8:00 pm

Was made by: Commissioner Blondin

Second by: Commissioner Phillips

The motion carried.

Vote: unanimous.

Motion to: approve Appl. #15-48P, 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.

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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 2, 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 \$25,000 to ensure proper placement and maintenance of erosion and sediment controls on the site during construction.
5. Changes necessary to address comments and concerns of the Town Engineer shall be noted on the plans and shall be reviewed and approved by town staff.
6. Plan shall include a de-watering plan.
7. The slope shall be maintained to prevent growth of woody vegetation and be shown on the plan.
8. A maintenance plan shall be developed for control of the woolly adelgid.
9. Geotechnical engineer shall monitor progress of the fill.
10. All approvals required must be obtained and submitted prior to any activity on the site.
11. A contact person shall be identified on the plans.

Was made by: Commissioner Phillips

Seconded by: Commissioner Jennings

The motion: carried

Vote: unanimous

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.

Motion to: continue public hearing on Appl #15-53P to next scheduled meeting.

Was made by: Commissioner Phillips

Second by: Commissioner Delnicki

The motion carried.

Vote: unanimous.

NEW BUSINESS:

Appl. #15-62P, Evergreen Walk Lifestyle Center LLC – request for conservation plan approval for an 7,385 square foot retail building including a drive-thru, parking lot, and associated site improvements for Tenant Space 500E (west side of Buckland Road and north side of Hemlock Ave) on property known as 151 Buckland Road, Buckland Gateway Development Zone.

Motion to: approve Appl. #15-62P, 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 2, 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 \$5,000 to ensure proper placement and maintenance of erosion and sediment controls.
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.

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Was made by: Commissioner Phillips
Seconded by: Commissioner Kelly
The motion: carried
Vote: unanimous

Appl. #15-61P, Tall Oaks Acres Subdivision – **Determination of Public Hearing** – 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: hold a public hearing on December 16, 2015 for Appl. #15-61P due to the potential for significant impact to the wetlands.

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

OTHER BUSINESS:

The Holiday Party will be January 13, 2016 at The Mill.

APPLICATIONS RECEIVED:

Appl. #15-61P, Tall Oaks Acres Subdivision– **Determination of Public Hearing** – 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.

ADJOURNMENT:

Motion to: adjourn at 9:23 pm
Was made by: Commissioner Blondin
Second by: Commissioner Delnicki
The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson
Recording Secretary