

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

**Action  
Minutes**

- 1 -

**September 21, 2016**

**MEMBERS PRESENT:** Elizabeth Warren, Barbara Kelly, John Blondin, Richard Muller,  
Audrey Delnicki, Adam Reed, Art Jennings, Jack Phillips

**ALTERNATES PRESENT:** Stephen Wagner

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

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

**PUBLIC PARTICIPATION:** none

**PERMIT EXTENSIONS:** none

**CORRESPONDENCE AND REPORTS:** none

**BONDS:** none

**MINUTES:** September 7, 2016 minutes approved by consensus

**CONSERVATION COMMISSION:** Barton Property/Scout Project

**WETLAND OFFICER:** Work sites are all stable due to lack of rain.

Commissioner Phillips read the legal notice as published in the Journal Inquirer into the record.

**PUBLIC HEARING:** 7:10 pm

Appl. #16-51P – South Windsor Star Center – 2075 John Fitch Blvd - IWA/Conservation Commission application for the construction of a 24,000 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.

Application was presented by Peter DeMallie, Design Professionals.  
Commissioners had questions/comments.

Motion: to close public hearing for appl #16-51P, at 8:03 pm  
Was made by: Commissioner Phillips  
Second by: Commissioner Kelly  
The motion carried and the vote was unanimous

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

**Action  
Minutes**

- 2 -

**September 21, 2016**

**NEW BUSINESS:**

Appl. #16-51P – South Windsor Star Center – 2075 John Fitch Blvd - IWA/Conservation Commission application for the construction of a 24,000 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: based on the evidence presented as a whole at the public hearing, move for a finding of no prudent and feasible alternatives for Appl #16-51P

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

Motion: to approve appl #16-51P, 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 September 21, 2021. 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. Bonds shall be collected in the amount of \$20,000 to ensure proper placement and maintenance of erosion and sediment controls, \$25,000 for installation of stormwater structures and \$10,000 for slope plantings and stabilization plantings.
5. Plans shall be developed for removal and stabilization of the slope on the west side where there has been the depositing of, primarily, woody debris. The plan shall be reviewed and approved by the Town Environmental Planner.
6. Catch basins shall be provided with trap hoods.
7. All approvals required must be obtained and submitted prior to any activity on the site.
8. A contact person shall be identified on the plans.

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

Appl. 16-49P, Aman Subdivision – 99 Main St – IWA/CC application for an 3-lot subdivision and utilities and associated improvements on property located westerly of Main St A-40 Residential Zone.

Application was presented by William Aman, owner.  
Commissioners had questions/comments.

Motion: to approve Appl #16-49P, with the following conditions:

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

**Action  
Minutes**

- 3 -

**September 21, 2016**

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 September 21, 2021. 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 \$3,000 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.

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

Appl. 16-50P, McGuire Associates – 95 John Fitch Blvd – IWA/CC application for a Commercial building site plan, parking, equipment storage and associated utilities on property located westerly John Fitch Blvd and southerly of I291 General Commercial (GC) Zone.

Application was presented by Peter DeMallie, Design Professionals.  
Commissioners had questions/comments.

Motion: to approve Appl #16-50P, 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 September 21, 2021. 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. Bonds shall be collected in the amount of \$2,000 to ensure proper placement and maintenance of erosion and sediment controls and \$5,000 for installation and maintenance of stormwater structures.
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  
Second by: Commissioner Jennings  
The motion carried and the vote was unanimous

**OLD BUSINESS:** none

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

**Action  
Minutes**

- 4 -

**September 21, 2016**

**OTHER BUSINESS:** none

**APPLICATIONS RECEIVED:**

Appl. 16-53P, 118 Troy Rd Subdivision – 118 Troy Rd – IWA/CC application for an 3-lot subdivision and utilities and associated improvements on property located southerly of Troy Rd. General Commercial (GC) Zone.

**ADJOURNMENT:**

**Motion to:** adjourn at 8:58 pm  
Was made by: Commissioner Delnicki  
Second by: Commissioner Kelly  
The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson  
Recording Secretary