

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

ACTION MINUTES: September 15, 2021

MEMBERS PRESENT: Elizabeth Warren, John Blondin, John Philips, Richard Muller, Adam Reed, Paul Côté, James Macdonald, Arthur Jennings

ALTERNATES PRESENT: Daniel Katzbek

STAFF PRESENT: Jeff Folger, Sr Environmental Planner
Michael Lehmann, IT
Caitlin O'Neil, Recording Secretary

COUNCIL LIAISON PRESENT:

Commissioner Phillips called the meeting to order at 7:00 p.m.
Alternate Commissioner Katzbek was seated for Chairperson Kelly.

PUBLIC PARTICIPATION: None

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: The Commissioner received a package from the Intervener for 25 Talbot Lane, which was hand delivered to each Commissioner.

BONDS: None

MINUTES: 07-21-21 and 09-01-21 were accepted by consensus.

CONSERVATION COMMISSION:

WETLAND OFFICER:

PUBLIC HEARING:

NEW BUSINESS:

1. **Appl. 21-43P, The Promenade Shops at Evergreen Walk- 528 Evergreen Way - IWA/CC**
application for the re-development/construction of an educational building, parking access road, stormwater management and associated utilities on a portion of land west of Buckland Rd and south of Hemlock Ave. Gateway Development (GD) Zone.

Dave Gagnon, Civil Engineer with Langan Engineering was present to represent Evergreen Walk LLC. Mr. Gagnon reviewed the proposed site, Evergreen Walk LLC is looking to renovate two areas of Evergreen Walk, the site being discussed for this application is a proposed school. Mr. Gagnon commented that there is a stream corridor to the east of the property. Mr. Gagnon explained that he school would be a renovation project, they would not be changing the footprint of the building. Mr. Gagnon reviewed the master plan for the entire Evergreen Walk site.

Dean Gustafson, Professional Soil Scientist with All Points Technology Corporation reviewed the wetland delineation. Mr. Gustafson explained he determined the wetland limits of the site, the wetlands are located to the north of the project and consist of a narrow watercourse feature. Mr. Gustafson commented that the water feature has limited function and values and explained. Mr. Gustafson commented on the proposed erosion and sedimentation control plan along the wetland area to protect the wetland area during construction. Mr. Gustafson added that this project would be an opportunity to enhance the

wetland area by removing the invasive woody plants, shrubs and vines and replace them with native shrubs and trees to enhance values, particularly wildlife habitat.

Commissioner Blondin clarified that the building would remain the same and wetlands area would just be enhanced. Mr. Gustafson responded that this was correct.

Commissioner Muller questioned if any exterior walls would be removed. Dave Gagnon explained that an exterior wall on the northern side would be demoed but would be fenced off as a kid's playscape area for the school. Karen Johnson from Charter Realty added that the playscape would be made of a traditional playground material. Commissioner Muller asked if it would be slab. Ms. Johnson explained the playscape area would not have concrete, a softer material would be used, possibly made from recycled material. Ms. Johnson added that a softer subbase would need to be used for child safety. The impervious coverage would also remain the same.

Commissioner Blondin moved to approve the application.

Environmental Planner Jeff Folger commented on conditions, an erosion and sedimentation bond for \$2,000 would be required. Mr. Folger added that the bond would include mitigation plantings, which would be held for two growing seasons. Commissioner Blondin agreed.

Commissioner Jennings seconded the motion.

The motion passed unanimously.

2. Appl. 21-44P, The Promenade Shops at Evergreen Walk- 601 Evergreen Way - IWA/CC
application for the construction of a retail building, parking access road, stormwater management and associated utilities on a portion of land west of Buckland Rd and south of Hemlock Ave.
Gateway Development (GD) Zone.

Dave Gagnon from Langan Engineering also reviewed the application for a restaurant being proposed in Evergreen Walk. Mr. Gagnon commented that the building would be a new build, the space is currently a parking lot and some open lawn and is located across from the newly approved Whole Foods. Mr. Gagnon commented that the project would be in the limits of the previously approved development plans, additionally it is within 80 ft. upland review area which runs through the middle of the site. Mr. Gagnon commented that the master plan had an approved building pad for 8,400 SF and the applicant would be staying within that foot print. Mr. Gagnon added the proposed restaurant is approximately 3,200 SF with an additional parking lot and outdoor dining space. Mr. Gagnon commented that they would not be increasing any impervious surfaces and they are proposing an addition of rain garden to deal with roof drainage.

Dean Gustafson reviewed the wetland features for this site, which was delineated at the same time as previous project. Mr. Gustafson commented that the wetland characteristics were similar, narrow watercourse features, altered by existing development with the waterways primary function being conveyance of surface and storm water. Mr. Gustafson commented that the proposed restaurant would have no significant impact to mature vegetation. Additionally, they are proposing a comprehensive erosion and sedimentation plan to avoid any short-term impacts. Mr. Gustafson reiterated that this project be another opportunity to enhance wetland system, with the same objective, removing invasive plants and shrubs and replace with native trees and shrubs.

Commissioner Reed questioned if there is an access road cutting through the site and would that be shifting the development closer to the slope. Dave Gagnon commented that the slope that is being referred to is a relatively steep slope and they would be keeping existing guardrail and would not encroach on the slope that leads down to the wetlands.

Commissioner Muller clarified that the electrical pad would remain and be maintained. Dave Gagnon confirmed that they would not be making any changes with the existing electrical pad. Commissioner

questioned who the restaurant tenant would be. Dave Gagnon confirmed they have a tenant that they could not share at this time but did confirm that the restaurant would not be a drive thru, however, there would be a pick up window to be used for online ordering.

Commissioner Blondin moved to approve the application with standard conditions.

Environmental Planner Jeff Folger recommended an erosion and sedimentation bond for this as well for this application, this one would be higher at \$15,000.

Commissioner Jennings seconded the motion.

The motion passed unanimously.

OLD BUSINESS: None.

OTHER BUSINESS:

APPLICATIONS RECEIVED:

ADJOURNMENT:

Motion to: adjourn at 7:21pm
Was made by: Commissioner Blondin
Second by: Commissioner Warren
The motion carried.
The vote was unanimous.

Respectfully submitted:

Caitlin O'Neil
Recording Secretary