

**IWA Minutes
TOWN OF SOUTH WINDSOR
INLAND WETLANDS AGENCY / CONSERVATION COMMISSION
WEBex Meeting**

MINUTES: July 1, 2020

MEMBERS PRESENT: Barbara Kelly, Adam Reed, James Macdonald, Jack Phillips, Paul Cote, Richard Muller, Elizabeth Warren, John Blondin

ALTERNATES PRESENT: Steven King Jr, seated for Art Jennings

STAFF PRESENT: Jeff Folger, Sr Environmental Planner
Scott Roberts, IT Director
Donna Thompson, Recording Secretary

THE FOLLOWING ARE MOTIONS MADE DURING THE REGULAR MEETING OF THE INLAND WETLANDS AGENCY/ CONSERVATION COMMISSION – VIRTUAL MEETING

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

PUBLIC PARTICIPATION: None

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: 06/17/2020

The minutes of 06/17/2020 were approved by consensus.

CONSERVATION COMMISSION: There is an Eagle Scout project proposed to make tick tubes and place them along the trails at Donnelly.

WETLAND OFFICER: The violation notice sent to the owner of 150 Felt Road due to the re-grading that has been done in the wetlands to accommodate a motocross trail was received but the owner has not responded. Mr. Folger will reach out to the owner to set a meeting to discuss this violation. Research will be done on how to have a show cause hearing by virtual meeting.

NEW BUSINESS:

Appl. #20-30P – Windsor Federal – 176 Deming St – Conservation Commission application for the construction of a bank building, parking areas, stormwater management system and associated utilities, on a portion of land west of Buckland Road and north of Deming Street. Restricted Commercial (RC) zone.

Peter DeMallie and Daniel Jameson from Design Professionals represented the applicant. Mr. DeMallie stated that the entrance drive will be off Deming Street. This driveway serves seven buildings, including this one. The existing driveway will be widened by four feet as part of this

project. The twenty-four foot width will bring the two-way access road into compliance with Town standards and make it less hazardous to enter and exit the area. The bank will have thirty-three parking spaces which is more than regulations require but will also serve the abutting funeral home as they have need of additional parking on occasion. There will be a sidewalk from the main sidewalk on Buckland Road, across the funeral home and bank properties for access to the bank from Buckland Road. A sidewalk will also be constructed from the corner of Deming and Buckland to the access drive into the complex, made of permeable pavers. There is a twenty foot grade drop from the intersection of Deming and Buckland to the northwest corner of the property. The site has never had stormwater detention and currently drains across the funeral home parking lot and driveway to a catch basin in the northwest corner of the funeral home property. There will be an access driveway between the funeral home and the bank so the sites can share parking spaces as needed. There are no wetlands on the site.

Mr. Jameson reviewed erosion and sediment controls, stormwater detention and water quality treatment. Due to the steep grade of the site, there will be a retaining wall along the southern portion of the pavement area to maintain a level parking lot. All the water from the parking pavement on site will be collected in four catch basins to prevent sheet flow onto the funeral home's property. It will then be conveyed to an underground stormwater system, with an isolation chamber, sized appropriately for the amount of impervious coverage on the site. Ultimately, all water is then conveyed to an existing catch basin in the northwest corner of the funeral home parking lot. With this system they are able to maintain peak flows below existing conditions. Erosion control measures will include silt fencing on the downhill side of the site, along Deming Street and Buckland Road sides, and along the top of the retaining wall. There will also be a temporary topsoil stockpile on site.

Chair Kelly requested additional sediment protection in the form of weighted waddles along the pavement near the northwest corner during construction. Mr. Folger concurred with Chair Kelly's recommendation.

Mr. Folger stated that there are trap hoods on the catch basins for stormwater management in trapping hydrocarbons and floatables. He also confirmed with Mr. Jameson that the subsoil is the kind commonly found in the area - red sandstone. Mr. Jameson stated that the underground chamber system did not account for any infiltration and they provided an underdrain system. Based on the type of soil in the area, Mr. Folger recommended adding additional erosion controls in the form of woodchips banked along the inside bottom area of the silt fence, especially along the northern edge of the site to increase the filtration efficiency.

Commissioners stated that it was a straight forward and well-designed plan.

Motion to: approve Appl #20-30P, 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 July 1, 2025. 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 \$10,000 to ensure proper placement and maintenance of erosion and sediment controls; \$10,000 for installation of stormwater structures.
5. Wood chips shall be placed along the toe of the silt fence on the northern edge.
6. Weighted waddles shall be used for sediment control on any asphalt surfaces along the construction drive.
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 Warren

Second by: Commissioner Phillips

The motion carried.

The vote was unanimous.

OLD BUSINESS:

OTHER BUSINESS:

APPLICATIONS RECEIVED:

Appl. 20-37P, Twin Manufacturing, 273 Chapel Rd – Conservation Commission application for the construction of a 9400 sqft building addition, parking, stormwater management and associated utilities on a portion of land south of Chapel Rd. Industrial (I) Zone. Hearing to be scheduled for July 15, 2020.

ADJOURNMENT:

Motion to: adjourn at 7:36 p.m.

Was made by: Commissioner Blondin

Second by: Commissioner Phillips

The motion carried.

The vote was unanimous.

Respectfully submitted:

Donna Thompson
Recording Secretary

Approved: September 16, 2020