

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

Draft Minutes June 2, 2021

MEMBERS PRESENT: Barbara Kelly, Paul Cote, John Blondin, Jim McDonald, Jack Phillips, Adam Reed, Dick Mueller

ALTERNATES PRESENT: None

STAFF PRESENT: Jeff Folger, Sr Environmental Planner
Ashlee Pascarelli, Recording Secretary

COUNCIL LIASION PRESENT: None

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: 05/05/2021

The minutes of 05/05/2021 were approved by consensus.

CONSERVATION COMMISSION:

Mr. Folger reported on the Eagle Scout Project for a trail around the open space area at the Town Hall. The eagle scouts completed the looped trail on both sides of the Plum Gulley Brook. South Windsor's Streets Department placed cement blocks on either side of the brook. Folger had an eagle scout who has expressed interest in volunteering to build the bridge over the brook.

Folger reported on the new sidewalk being installed at the Town Hall. The sidewalk begins by the rear parking lot leading towards the main entrance of the Town Hall. Folger provided a porous core pavement sample, the material being used for the sidewalks. It is made up of 30% rubber, 70% stone with a polyurithane bond. The material will help to minimize salt use in the winter time.

WETLAND OFFICER REPORT:

Folger reported that in regard to CT Soil site violation, located on Chapel Rd by Route 5. He provided images to the commission of the site. Image one showed a picture that was taken at the top of the slope looking down. Image two was taken three weeks later showing the top of the slope pulled back 30 feet. CT Soil made a bench and created a haybail silt fence barrier at the toe of where the wetlands are located.

Folger reported in regards to 40 Sea Pave Road violation, the land owner did not take advantage of the dry weather to clean up the area. Folger will work with Chairperson Kelly on sending a violation letter to the owner at this location.

Commissioner Blondin asked Folger about the substantial amount of dust that is collecting at the new Costco location. He reported that they have two water trucks that are on site and are responsive for containing the water. Folger reported the perimeter controls worked very well. Sediment basins that are at the location, are working effectively and have not seen any present issues. Chairperson Kelly asked if the tracking pad has been extended to contain the dust. Mr. Folger reported they are rebuilding the incline due to the amount of traffic they are seeing on site.

Chairperson Kelly reported there was no public hearing, reported to New Business.

NEW BUSINESS:

App. 21-26p: Chairperson Kelly called App. 21-26p submitted by Unitex up to present new business. Suzanne Choate, project manager for Unitex presented an image project board showing a visual of the location and what they are looking to complete. Choate reported the application is for a parking lot of 49 spaces located at 150 S. Satellite Road located across the street from the facility. Choate reported the site is 1.4 acres with a total disturbance just under one acre. She showed a visual of the wetlands location on the west of the property line, with the parking lot diagram and detention basin locations. The parking lot is designed to sheet flow off into the detention basins. Choate reported, John Ianni the soil scientist from Highland Soils, flagged the location when the subdivision was completed. The site was revisited in May with a submitted letter from Mr. Ianni with revisions and drawings of the location, which was sent in through the mail to the Commission. She described that the stormwater basins are designed to match all existing water flows and to adhere to the zoning regulations of 10, 25, 50 and 100. Basin will provide water quality as well as it was required. Choate stated the overflow of the basin will be directed back towards the wetlands with a safe guard underdrain, so the basins will be dry. She stated erosion control devices consists of silt fence along the perimeter and the toe of the slope and the construction entrance. She stated there is an existing stand pipe on the site, readings were completed showing the basin is 2.2 ft below grade. Choate addressed comments that were made by Town Engineer and the

director of Planning. A pedestrian connection was added from the parking lot to the building across the street. Glen Martin, landscape architect for Design Professionals then presented locations of shrubs. He identified the location on the 50 ft zoning buffer zone of the property where evergreen tree plantings will be put in place. Martin stated vegetation in the 50 foot zoning buffer would be undisturbed. Martin presented the locations of where grass will be planted along with flowers. He showed the lighting proposal of two 20 ft high light poles located on the islands with LED lighting and full cut off capabilities. Chairperson Kelly asked for confirmation about the grading along the side of the wetlands, stating water would have to go up and over for water flow to reach the wetlands. Choate confirmed that they will be pulling that area back and grading it. Chairperson Kelly asked commission if there were any additional statements. Folger reported that he did have them take a look at the ground water level there to ensure the structures were all set and would work. He added the structures and designs are appropriate for this location based on the plans.

There were no comments or questions from the public to be addressed. Mr. Folger recommended a bond to be added to the Conditions of Approval of \$15,000 for erosion control and \$20,000 for installation of stormwater management.

Motion to: approve application 21-26P with conditions:

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The vote was unanimous.

The motion carried.

43 Deming Street: Mr. Folger presented application to commission on jurisdictional ruling on dredging a pond. Mr. Soucy, owner of the property contacted Mr. Folger over the winter regarding dredging the pond. Folger commented this location has 6 acres of agriculture land, south of the pond with livestock. The pond had dried up from the drought last summer. Folger reported Mr. Soucy is registered by the Department of Agriculture as a farm. He is asking for consideration of the agricultural useage exemption. Mr. Folger did areial footage studies looking back to 1946-1956, stating the pond has been in that location since then. Commissioner Phillips commented regulations 2.1U and 4.1 operation uses for farming operations, the findings do support the application submitted.

There were no additional comments or questions for the commission or the public.

Motion to approve the dredging of the pond as a use-of-right by: Commission Phillips

Second by: Commissioner Blondin

The vote was unanimous.

The motion carried.

OTHER BUSINESS:

APPLICATIONS RECEIVED: Application #21-31P, 1060 Main St LLC –

This application should be heard at the meeting in July.

ADJOURNMENT:

Motion to: adjourn at 7:34PM

Was made by: Commissioner Phillips

Second by: Commissioner Miller

The motion carried.

The vote was unanimous.

Respectfully submitted:

Ashlee Pascarelli

Recording Secretary