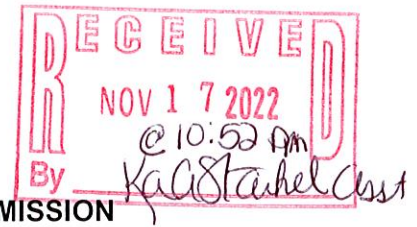


**TOWN OF SOUTH WINDSOR  
INLAND WETLANDS AGENCY / CONSERVATION COMMISSION**



**DRAFT MINUTES:** November 2, 2022

**MEMBERS PRESENT:** Barbara Kelly, Adam Reed, John Phillips, Paul Cote, Daniel Katzbek, John Blondin

**ALTERNATES PRESENT:** None Present

**STAFF PRESENT:** Jeff Folger, Sr Environmental Planner  
Tersee Flores, Recording Secretary

**COUNCIL LIAISON PRESENT:** Steven King

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

**PUBLIC PARTICIPATION:**

Chairperson Kelly asked for public comment for items that were not on agenda. No public comment.

**PERMIT EXTENSIONS:** None

**CORRESPONDENCE AND REPORTS:** None

**BONDS:** None

**MINUTES:** The minutes from October 19, 2022 were approved with correction of the spelling of Mr. Phillips by consensus.

**CONSERVATION COMMISSION:**

Senior Environmental Planner Jeff Folger introduced new Administrative Secretary Tersee Flores as Recording Secretary.

No Report

**WETLAND OFFICER:**

Mr. Folger reviewed update for Pleasant Valley School.

**PUBLIC HEARING:** Inland Wetland and Watercourse and Conservation Regulations Hearing.

The Commission received comments from the public on the draft regulations.

**Motion to:** close the public hearing.  
Was made by: Commissioner Phillips  
Second by: Commissioner Blondin  
Motion carried.  
Vote: unanimous.

## **NEW BUSINESS:**

1. **Appl. 22-36P, Prime Materials Recovery, 444 Nutmeg Rd North** - IWA/CC application for a site plan to construct an additional materials storage building, parking, stormwater management and associated utilities, on property located northerly of Governors Highway and easterly of Nutmeg Road North. Industrial (I) zone.

Peter DeMallie of Design Professionals reviewed the application and introduced team members including Daniel Jameson (Engineer), Glen Martin (Landscape Architect) and Cindy Knight, (LEP) Hazardous Material Manager at ESI.

DeMallie commented on concerns that were voice at the previous meeting. Expanding the water quality swale to accommodate runoff from existing parking lot and upgrading the fueling area to maximize spill containment.

On behalf of the application Ms. Knight reviewed the draft of the response PCC plan which would include training requirements of onsite staff and proposed a spill containment area for the fueling tanks. The current size of the fueling tank is below the threshold for an EPA plan however, they are willing to develop a plan for the site.

Jameson reviewed the expanded water quality swale design, which will result in a minor increase in direct disturbance to the watercourse.

Wetland Commissioners inquired about; spill training, leak detection, and including a lip in the containment area.

**Motion to:** approve application with conditions

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

Additional conditions submit a \$5K dollar bond for installation and maintenance of erosion control and \$20K bond for installation of storm water structures.

A spill prevention plan will be developed and submitted to Town Staff for approval.

Phillips commented that they met questions and concern from previous meeting they are going above and beyond what's legally required.

Kelly concurred that the issues were addressed and Katzbek agreed.

Muller agreed with Kelly.

Motion carried.

Vote: unanimous.

2. **Appl. 22-38P, Climate Controlled Vertical Self Storage, 249 Ellington Rd** - Conservation application for a site plan to construct a 4-story Self Storage Facility, parking, storm water management and associated utilities, on property located northerly of I291 and easterly of Ellington Rd. I-291 Corridor Development (CD) zone.

The application is to construct a four-story storage facility of approximately 100K square ft in size. Peter DeMallie of Design Professionals reviewed the application. The project will contain the building, paved areas for parking and traffic circulation, and a series of storm water basins.

Daniel Jameson of Design Professionals reviewed storm water management and water quality. He commented that there are no wetlands on the site, Soil Scientist James McMannis investigated more than 3 and half acres and found no wetland present on the site.

The site is substantially wooded and level. They are proposing a climate controlled vertical self-storage facility, four stories, 100k square feet in size, with humidity, cooling and heating control, 708 estimated units and a need for only 12 parking spaces 99,200 SF.

Perimeter erosion controls are proposed, and stormwater runoff will be managed via a wet bottom retention pond.

Jameson commented that both the storm water and erosion control plans meet the minimum requirements as recommend by the State of CT.

Glenn Martin, Landscape Architect commented on the landscaping plan that the majority of the plantings are design for both aesthetics and support of pollinators and wildlife.

Kelly asked about the possibility of infiltrating a portion of the roof run off.

Jameson responded that they could look at bypassing the bio filter with roof run off but that there was no room to adequately discharge roof runoff directly onto the site.

Muller inquired about the storm water maintenance plan.

Jameson responded that storm water structures would be serviced twice a year as needed.

**Motion to:** approve the application with standard conditions.

Was made by: Commissioner Phillips

Second by: Commissioner Katzbek

Additional conditions were proposed; bond of \$25K for installation and maintenance of erosion control and a bond of \$25K for installation and maintenance of storm water structures. Additional approval condition to by-pass the storm water basin with roof runoff.

Motion carried.

Vote: unanimous.

**OLD BUSINESS:** NONE

**OTHER BUSINESS:** NONE

**APPLICATIONS RECEIVED:** NONE

#### **ADJOURNMENT:**

**Motion to:** adjourn at 8:39pm

Was made by: Commissioner Philips

Second by: Commissioner Cote

The motion carried.

The vote was unanimous.

Respectfully submitted:

Tersee Flores

Recording Secretary

