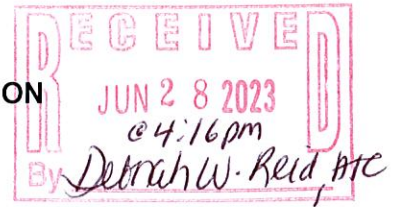


**TOWN OF SOUTH WINDSOR
INLAND WETLANDS AGENCY / CONSERVATION COMMISSION**



DRAFT MINUTES: June 21, 2023

MEMBERS PRESENT: Blondin John, Cote Paul, Chairperson Kelly Barbara, Macdonald James, Muller Richard, Vice Chairperson Phillips John, and Secretary Reed Adam

MEMBERS ABSENT: Jennings Arthur, Katzbek Dan

ALTERNATES PRESENT: Durette Joe

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

COUNCIL LIAISON PRESENT: Steven King Jr.

Chairperson 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: Minutes from Regular Meeting on 06/07/23: A **motion** was made by Commissioner Blondin and **seconded** by Commissioner Phillips to approve the minutes as amended with the following corrections:

Page 2. Under Public Hearing Section: "soil" not "soul"

Page 4. Under New Business: "Jennings" not "Muller" asked and "made comments" not made questions.

Motion approved unanimously. Motion passed.

CONSERVATION COMMISSION:

Jeff Folger, Environmental Planner mentioned this Saturday and Sunday an Eagle Scout will be putting in some improvements to the trail behind the town hall, a story trail, placards and pages of a story. They will be working with the library, and it will change routinely.

WETLAND OFFICER:

Jeff Folger discussed Pleasant Valley School, the weather was cooperative, the school is progressing well. They will start moving furniture from the old school and it is slated to begin demolition next week. He mentioned by the end of July they should be completed with the site other than the stockpiles and the fields on the south.

PUBLIC HEARING: None

NEW BUSINESS:

Appl. 23-24P, Cusson Enterprises LLC – 753 John Fitch Blvd - IWA/CC application for the construction of an automotive repair building, parking, utilities and stormwater management on property located westerly of John Fitch Blvd and southerly of Mascolo Road. Industrial (I) Zone.

Timothy Coon PE, Surveyor and Engineer of JR Russo & Associates presented the application on behalf of Cusson Automotive and their client Don Cusson, Owner. The project is to create an industrial automotive repair facility on an approved industrial-lot, stormwater management structures and associated utilities on a 9.92-acre parcel located on west side of John Fitch Boulevard which has been vacant parcel for many years. They went in this spring and brush-hogged the site to aid in surveying. There is an intermittent water course at the southern end of the site and there is a wetland along the slope. Direct disturbance within the wetland is estimated at 380 sq. ft. and disturbance within the 100-foot Upland Review Area is estimated to be 41,804 sq. ft. or 0.95 acres. The site is in the Newberry Brook watershed. The total land area equals approximately 9.92 acres.

Mr. Coon discussed what they are proposing is a 17,250 sq. ft building for Cusson Automotive which will be constructed in two phases. The first phase being 12,000 sq. ft. second phase being 5,250 sq. ft. At full build-out there will be 30 parking spaces at the north end of the building as well as 40 spaces of vehicles that are being serviced. In addition, a storage area to the south outside of the driveway. It will be served by public water, sewer, electric which will come off John Fitch Boulevard as well as natural gas and an onsite storm water management system. The access to the site will be through Mascolo Road rather than Route 5. Mr. Coon shared additional full details regarding the site plan. The stormwater detention basin will have a significant potential to infiltrate much of the 2-year storm volumes. Hooded catch basins will contain and trap hydrocarbons prior to runoff reaching the detention basin. Seed mix within the basin will be suitable for droughty sites as well as inundation.

Commissioners asked and made comments regarding the elevations, discharge how many feet, vacant parcel, basin, slope, vegetation, soils and hydraulics in which Mr. Coon was able to provide answers too.

Commissioner comments were positive on the stormwater management design and the suitability of the soils for infiltration.

Motion to: move to approve Appl. 23-24P standard terms and conditions with recommended bonding \$10k for installation and maintenance erosion control, 25k installation and maintenance of the storm water management system. Hold the bonds for 2 growing seasons to assure proper establishment.

Was Made By: Commissioner Phillip
Second by Commissioner Blondin
The motion carried.
The vote was unanimous

Commissioner Muller shared he visited the site, expressed it is a good design and a reasonable project.

Motion to: add to the agenda discussion on App. 23-26P, **The Residence at Evergreen Walk – Unit 7C Buckland Rd** — for determination of Public Hearing.

Was made by: Commissioner Phillips
Second by: Commissioner Blondin
Motion carried.
Vote: unanimous

Jeff Folger, Environmental Planner presented the application and shared it is an extension of the apartments that are located on the west side of Evergreen Walk, southwest side. This item was discussed during the winter months where they informally came in to asked about the possibility of removing the stormwater swale. It was flagged as a regulated area by the applicant and soil scientist, and it does meet the definition of a regulated area. Folger mentioned to the Commissioners in the past we had public hearings for applications that were on Evergreen Walk but there was never any public interest. He recommends a public hearing because of the elimination of that swale even though it is a storm water feature it does meet the definition of a regulated area which can be considered a significant impact.

Motion to: hold the Public Hearing on **App. 23-26P, The Residence at Evergreen Walk – Unit 7C Buckland Rd —** based on the possibility of significant impact to existing wetlands to the next schedule meeting July 5th.

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

Motion carried.

Vote: unanimous

Commissioner Muller mentioned because this is one of the last parcels at Evergreen Walk, he is requesting a summary of the entirety related to total impervious coverage and percentage of wetlands developed. It would be nice to document if we protected the wetlands and the habitat environment.

OLD BUSINESS: None

OTHER BUSINESS:

Jeff Folger, Environmental Planner discussed **Appl. 23-13P** which was received on April 5th and they did receive a 65-day extension, which will take them out to August 13, 2023.

APPLICATIONS RECEIVED: None

ADJOURNMENT:

Motion to: adjourn at 7:43 p.m.

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried.

The vote was unanimous.

Respectfully submitted:

Tersee Flores

Recording Secretary