

TOWN OF SOUTH WINDSOR
INLAND WETLANDS AGENCY / CONSERVATION COMMISSION



DRAFT MINUTES: July 5, 2023

MEMBERS PRESENT: Blondin John, Cote Paul, Jennings Arthur, Katzbek Dan, Macdonald James, Muller Richard, and Vice Chairperson Phillips John

MEMBERS ABSENT: Chairperson Kelly Barbara, Secretary Reed Adam

ALTERNATES PRESENT: Durette Joe

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

COUNCIL LIAISON PRESENT: Steven King Jr.

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

Vice Chairperson Phillips appointed Alternate Durette, Joe to sit for Chairperson Kelly Barbara

PUBLIC PARTICIPATION:

Vice Chairperson Phillips 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 06/21/23: were approved by consensus with one correction.

Page 1. Under Alternate Present "Joe Durette" was absent

CONSERVATION COMMISSION: None

WETLAND OFFICER:

Jeff Folger discussed Pleasant Valley School, in having two issues this past week where we received 5 inches of rain. Some brown water washed into the VMP pond. They are ramping up to complete the demolition on the building had some additional land disturbed. The Mannarino development on Abby Road had some red water coming off the site and running across Abby Road. The road was cleaned on Monday and on Tuesday they had additional red water running. They did put up additional erosion controls and start seeding the property now instead of another month.

PUBLIC HEARING:

Motion to: add to the agenda public hearing on **Appl. 23-26P.**

Was Made By: Commissioner Muller
Second by Commissioner MacDonald
The motion carried.
The vote was unanimous

Jeff Folger, Sr. Environmental Planner read the legal notice as posted in the Journal Inquirer

NEW BUSINESS:

App. 23-26P, The Residence at Evergreen Walk – Unit 7C Buckland Rd — IWA/CC application for the construction of an apartment complex, parking, utilities, and stormwater management on property located westerly of Evergreen Walk and northerly of Smith St. Gateway Development (GD) Zone.

Peter Jay Alter, Attorney of Alter & Pearson, LLC presented the application on behalf of the developer Continental Global Ventures, L.L.C. which is the development entity of Continental properties. He also, introduced James Cassidy, Professional Engineer with firm of Hallisey, Pearson & Cassidy Engineering Associates. They are proposing a 165-unit multifamily development

Mr. Alter mentioned they are seeking a permit to conduct regulated activities associated with the development of a multi-family development on a property known as Unit 7C Buckland Road at Evergreen Walk.

James Cassidy provided a presentation of Unit 7C within the Evergreen Walk development which consist of 31.678 acres. He discussed the open meadow, stormwater basins along the southerly and westerly edges of the site. The topography of the site slopes and ranges from the highest point of about 98 feet near the eastern portion of the site to the lowest point at roughly 74 feet at the northwesterly corner of the sit. There is an existing drainage swale that runs through the center of the site. The project is located within the watershed for Local Basin #4004-01, the Plum Gully Brook watershed, which is part of the Podunk River Basin. He mentioned there are wetlands along the north, west and southerly sides of this site. The wetlands resources were delineated by Matt Davidson and Eric Davidson, certified wetlands scientists with Davison Environmental Services, LLC.

Matt Davison, Professional Soil Scientists, Wetland Scientist and Certified Professional Erosion and Sediment Control. Matt mentioned his brother Eric Davidson and he delineated the wetlands in March 2022. He discussed there are wetlands along the north, west and southerly sides of this site. The wetlands to the west and south primarily consist of manmade detention basins. He discussed emergent vegetation, rain gardens, soils, wildlife, and swales.

Commissioners and Liaison asked and made comments regarding the topography ranges, piping, basin, bike share, electric vehicle charging stations and garage spaces.

Vice Chairperson Philips asked for public comment. No public comment.

Motion to: close the public hearing on **Appl. 23-26P, The Residence at Evergreen Walk – Unit 7C Buckland Rd**

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

Motion to: finding no prudent and feasible alternatives due to the discussions that took place at July 5th meeting.

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

Motion to: finding no significant impact to the wetlands and watercourses of the State of CT.

Was Made By: Commissioner Katzbek

Second by Commissioner Blondin

The motion carried.

The vote was unanimous

Vice Chairperson Phillips commented on the impact on the construction of the swale, he shared the swale was put in under the assumption that it would be temporary, and it was part of a storm water conveyance system. Its purpose was storm water conveyance and treatment. And except for the last 7500 ft. it did a very good job however, the last 75 ft. or 100 ft. destroyed all the effects it was doing in the first 700 ft. or 800 ft. Therefore, the fact that it is now being piped it is improving the water quality, and with the proposed changes to the detention basin it will be improving overall.

Commissioner Muller commented on the plan and its aggressive use of the property within the limits of where the wetlands are. He expressed it has lots of features that he likes for example, the rain garden and detention pond. Overall, he shared it has featured that the community is going to like.

Commissioners shared their thoughts and expressed the project overall it is a great asset to the town with walkways and trails in addition the storm water management plan in overall is a good one.

Chairperson Phillips shared it's an extensive build up site, the applicant did a very good job of protecting the existing wetlands and enhanced the man-made wetlands of the basin that were previously there.

Motion to: approve **Appl. 23-26P, The Residence at Evergreen Walk – Unit 7C Buckland Rd** with recommended bonds. Jeff Folger, Sr. Environmental Planner recommends bonds shall be collected: \$30,000 for installation and maintenance of erosion controls, and \$50,000 for the installation and maintenance of the storm water management system, and \$25,000 for the establishment and monitoring of wetland plantings. The bond for the plantings will be held for five growing seasons. Conditions of the preliminary erosion controls should be reviewed and approved by staff. Katzbek added monitoring reports should go to Town Staff and or the Commission.

Was Made By: Commissioner Blondin

Second by Commissioner Cote

The motion carried.

The vote was unanimous

OLD BUSINESS: None

OTHER BUSINESS: None

APPLICATIONS RECEIVED:

Mr. Folger mentioned on July 19th we will be hearing on two applications, **Appl. 23-13P GDS Estimating Wetland Mitigation Plan**. It's a modification to the site plan which includes a mitigation for an incursion into the existing wetlands from their temporary expansion in the past.

Appl. 23-30P, Metro Realty Multi Family – 240 Deming St – IWA/CC application for the construction of an apartment complex, parking, utilities, and stormwater management on property located northerly of Deming St and easterly of Buckland Rd. Gateway Development (GD) Zone.

ADJOURNMENT:

Motion to: adjourn at 8:29 p.m.

Was made by: Commissioner Muller

Second by: Commissioner Durette

The motion carried.

The vote was unanimous.

Respectfully submitted:

Tersee Flores

Recording Secretary