

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

**Minutes**

**- 1 -**

**September 2, 2015**

**MEMBERS PRESENT:** Elizabeth Warren, Barbara Kelly, John Blondin, Audrey Delnicki, Richard Muller, Arthur Jennings, Adam Reed

**ALTERNATES PRESENT:** Jack Phillips sitting for Carol Heffler

**STAFF PRESENT:** Jeff Folger, Sr. Environmental Officer/Conservation Officer  
Donna Thompson, Recording Secretary

Chairperson Warren called the meeting to order at 7:00 pm

**PUBLIC PARTICIPATION:** none

**PERMIT EXTENSIONS:** none

**CORRESPONDENCE AND REPORTS:** Registration forms for the CACIWC 38<sup>th</sup> Annual Meeting & Environmental Conference being held November 14, 2015 were given to the Commissioners.

**BONDS:** none

**MINUTES:** 7/15/2015

**Motion to:** approve the minutes of July 15, 2015

Was made by: Commissioner Blondin  
Seconded by: Commissioner Phillips  
The motion: carried  
Vote: unanimous

**CONSERVATION COMMISSION:**

**WETLAND OFFICER'S REPORT:**

**PUBLIC HEARING:** 7:10 pm

Public Hearing continued from July 15, 2015

**Appl. #15-36P – Staybridge Suites, 274 Buckland Road** –IWA/Conservation Commission application for construction of hotel, parking, stormwater management system, and associated utilities. The site is located easterly of Buckland Road, Gateway Development Zone.

Jay Ussery from JR Russo Associates presented the application. Changes made to the original plan include: reduction of building size by 16,00 square feet; numbers of rooms reduced by 20, banquet room reduced by 480 square feet, eleven less parking spaces; concrete grass pavers to be used for the access drive around the building required by the Fire Marshal; 15,240 square feet less impervious coverage. These changes allow for creation of a larger pond. There will be 4 foot sumps with hoods and a hydrodynamic separator.

John Ianni stated that the section under-drained by the tile drainage system is wetland soils by definition but is not functioning as wetlands and this plan should help restore the hydrology to these wetlands. Additional mitigation on-site includes enhancement of the wetlands with plantings and the creation of a shallow marsh in the non-functioning wetland area.

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

**Minutes**

- 2 -

**September 2, 2015**

Mr. Ussery reviewed for the Commission the proposal for off-site mitigation at 970 and 990 Ellington Road: enhancement at 970 Ellington Road consisting of shrub planting to create a riparian buffer along the Podunk River; and the 1.5 acre undeveloped building lot of 990 Ellington being placed in a conservation easement. The total off-site mitigation consists of seven acres. This mitigation would fit in with the Plan of Conservation and Development's proposed greenway as a starting point in this area.

Mr. Ussery stated that the church abutting this property would like to expand and would like to coordinate their plans to include access management feature with the plans proposed in this project as well as sewer utilities.

The pastor of the church, Reverend Timothy Ehlers, spoke in favor of this application.

**Motion to:** close public hearing on Appl #15-36P at 7:45 pm

Was made by: Commissioner Phillips

Second by: Commissioner Kelly

The motion carried.

Vote: unanimous.

**NEW BUSINESS:**

**Appl. #15-36P – Staybridge Suites Hotel – 274 Buckland Road - IWA/Conservation Commission** application for the construction of a hotel building, parking, stormwater structures and associated utilities. The site is located easterly of Buckland Road. Buckland Gateway Development (GD) Zone.

**Motion to:** move a finding of no prudent and feasible alternatives, based on the evidence presented as a whole

Was made by: Commissioner Phillips

Seconded by: Commissioner Blondin

The motion: carried

Vote: unanimous

**Motion to:** approve Appl. #15-36P – 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 September 2, 2020. 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. A bond shall be collected in the amount of \$20,000 to ensure proper placement and maintenance of erosion and sediment controls. A bond shall be collected in the amount of \$10,000 stormwater controls. A bond shall be collected in the amount of \$40,000 for creation, restoration, maintenance of both on-site and off-site mitigation areas.
5. Placement of a conservation easement as shown on plans encompassing entire parcel on 990 Ellington Road; and placed along both sides of the Podunk River on 970 Ellington Road creating a riparian buffer approximately 100 ft by 700 ft. Modifications to the easement language to allow for: additional plantings and maintenance of plantings for 5 growing seasons; creation and maintenance of the walking paths, invasives control and vector control reviewed by Town Staff.
6. A maintenance plan for the wetland plantings and invasive control plan must be submitted to Town Staff for review and approval.

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

**Minutes**

**- 3 -**

**September 2, 2015**

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 Phillips  
Seconded by: Commissioner Delnicki  
The motion: carried  
Vote: unanimous

**Appl. #15-38W – CIL Realty Inc. – 30 West Rd –** IWA/Conservation Commission application for a residential dwelling on an existing sub-division lot. The site is located easterly of West Rd and northerly of Strong Rd. Rural Residential (RR) Zone.

Todd Parsons presented the application. There would be no direct wetland impact; the lot is an approved building lot and part of a 1986 subdivision; there is a conservation easement on part of the property and the proposed location for the house is on the only buildable part of the lot; there will be silt fence and a construction entrance; a bioretention area and roof drainage directed back into the wetlands; sewer approval by the WPCA was obtained 9/1/15.

Mr. Thomas Lovett, 44 West Road, presented a Notice of Intervention to the Commission at this meeting. Commissioner Phillips read the petition presented by Mr. Lovett. The Commission will need to review this notice in order to proceed with this matter as well as conferring with the Town Attorney.

**Motion to:** continue hearing of Appl #15-38W to September 16, 2015 in order to get legal opinion regarding Intervener Notice

Was made by: Commissioner Phillips  
Seconded by: Commissioner Kelly  
The motion: carried  
Vote: unanimous

**OLD BUSINESS:**

**OTHER BUSINESS:**

**ADJOURNMENT:**

**Motion to:** adjourn at 8:29 pm  
Was made by: Commissioner Delnicki  
Second by: Commissioner Phillips  
The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson  
Recording Secretary

**Approved: October 7, 2015**