

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

**Minutes**

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**September 7, 2016**

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

**ALTERNATES PRESENT:** none

**STAFF PRESENT:** Jeffrey Folger, Sr Environmental Planner/Conservation Officer  
Donna Thompson, Recording Secretary

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

**PUBLIC PARTICIPATION:** none

**PERMIT EXTENSIONS:** Appl. #07-67P Redland Brick site plan

**Motion:** to approve permit extension – 5 yrs to 9/7/2021 for Appl #07-67P, original 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 application 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 7, 2021. 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. All approvals required must be obtained and submitted prior to any activity on the site.
5. A contact person shall be identified on the plans.
6. We recommend a wetland creation bond in the amount of \$30,000 be submitted to the Planning & Zoning Commission.
7. The sediment control system from the Haul Road drainage shall be put in place and reviewed and approved by staff.

Was made by: Commissioner Blondin

Second by: Commissioner Jennings

The motion carried and the vote was unanimous

**CORRESPONDENCE AND REPORTS:** The Habitat. Mr. Folger reviewed an article from the summer issue pertaining to a legal decision regarding the exemption of farm roads from Inland Wetlands Agencies' jurisdiction.

Chair Warren will present a petition in support of the community gardens proposed on Deming Street to the Planning & Zoning Commission on September 27<sup>th</sup>. She encouraged IWA/CC commissioners to attend this meeting as a show for additional support.

**BONDS:** none

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**MINUTES:** July 20, 2016 minutes approved by consensus

**CONSERVATION COMMISSION:** They will be seeding the Barton Property next week. The project had a major setback when the RFPs came in way too high. The remainder of the project will be handled in-house by the Town's Park and Recreation Department and is expected to come in underbudget. The Wapping Fair may contribute financially to the maintenance of the property once it begins to use the grounds. The Fair may need a five year permit for their use from the Planning and Zoning Commission.

**WETLAND OFFICER:** Work sites are in good shape. Rainfall and mosquitoes have been very low in amount.

**PUBLIC HEARING:** 7:10 pm

Commissioner Blondin read the legal notice as published in the Journal Inquirer into the record.

Appl. #16-42W – Town of South Windsor - Rye Street Park Pond Dredging, Inland Wetlands/Conservation Commission application for approval of a site plan for pond dredging at Rye Street Park located at R013 Rye Street, RR Zone.

John Caldwell, SW Superintendent of Parks, presented application. Mr. Caldwell stated that the heavy vegetation from the bottom of the pond will be removed and left to drain back into the pond. Once it is dry it will be moved off-site to the compost area near the Town Garage. The pond will not be made deeper and runoff from the sports fields will be improved. A solar powered aerator is being donated to improve circulation in the pond which will maintain the water quality once the pond has been dredged. The E&S measures are adequate and now is a good time to do the work. The improvement to the pond will help reduce mosquitoes, encourage more wildlife and enable other activities, such as ice skating. The alternative is to do nothing. This is a good maintenance plan.

Motion: to close public hearing for appl #16-42W, at 7:29 pm

Was made by: Commissioner Blondin

Second by: Commissioner Delnicki

The motion carried and the vote was unanimous

**NEW BUSINESS:**

Appl. #16-42W – Town of South Windsor - Rye Street Park Pond Dredging, Inland Wetlands/Conservation Commission application for approval of a site plan for pond dredging at Rye Street Park located at R013 Rye Street, RR Zone.

Motion: based on the evidence presented as a whole at the public hearing, move for a finding of no prudent and feasible alternatives for Appl #16-42W

Was made by: Commissioner Blondin

Second by: Commissioner Jennings

The motion carried and the vote was unanimous

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Motion: to approve appl #16-42W, 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 7, 2021. 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. All approvals required must be obtained and submitted prior to any activity on the site.
5. A contact person shall be identified on the plans.

Was made by: Commissioner Blondin

Second by: Commissioner Jennings

The motion carried and the vote was unanimous

Appl. #16-39P – G&S Scrap Metal – 444 Nutmeg Road – Inland Wetlands/Conservation Commission application for approval of a soil remediation project on property located north of Governors Highway and east of Nutmeg Road, Industrial (I) Zone .

Tanya Cummins, Cummins Envirotech, Inc., represented applicant. The EPA and DEEP have ordered the remediation. Low level PCB contamination was found in three small manmade wetland areas during soil testing. This contamination occurred sometime after 2013 and the source is unknown. Soil will be removed to a depth of 6 to 12 inches and moved offsite to an approved disposal facility. Fill will be brought in to compensate for the soil removal. A larger oil/water separator will be installed.

Mr. Folger added that the stormwater runoff controls currently onsite preformed their function by keeping the contaminates from reaching the natural wetlands. This is considered a small release and appropriate steps are being taken in a timely manner. The very dry conditions have been helpful in containing the contamination.

Motion: to approve appl #16-39P, 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 7, 2021. 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. All approvals required must be obtained and submitted prior to any activity on the site.
5. A contact person shall be identified on the plans.

Was made by: Commissioner Blondin

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Second by: Commissioner Delnicki  
The motion carried and the vote was unanimous

Jurisdictional Ruling: Denfeld - 643 Strong Rd – Forestry/Wildlife habitat conservation project on 17 acres of woodland on Strong Rd.

Mr. Folger stated that Ms. Deborah Denfeld had approached him recently about entering into a project with NRCS. They wish to make wildlife habitat improvements to a 17 acre parcel they own. A significant amount of trees will be cut down to open up the overstory to allow more light to reach the understory. This is a federal program that is part of the Farm Bill. It is a cost share program. The land owners will recoup part of the cost by selling the wood. Maps were provided that showed the areas and the locations where harvester would access the wood. The project is proposed to be done in the winter when it is frozen – best time of year for this type of activity. It is a forestry operation thus an agricultural activity. It is a very well developed habitat plan which qualifies it as a use as of right for both agricultural and conservation categories.

Ms. Denfeld stated that they heard about the program and qualified to participate by having over 10 acres involved. They applied for the program to help improve the wildlife habitat on the property. A forester walked their land and wrote up the report that was then approved by NRCS. The project entails removal of a quantity of trees to encourage mast tree release. Mast trees are those that produce nuts, seeds, buds or fruits; and shrubs eaten by wildlife. Eight brush piles will be created from the tops of the trees that are cut down to provide shelter for wildlife. The Denfelds will have a forester mark the trees to be removed; then bring in a harvester to remove the marked trees. The project will promote a healthier forest.

Motion: to recognize as a use as of right, implementation of a NRCS Forest and wildlife habitat management plan project, at 643 Strong Rd

Was made by: Commissioner Blondin

Second by: Commissioner Jennings

The motion carried and the vote was unanimous

**OLD BUSINESS:**

**OTHER BUSINESS:**

**APPLICATIONS RECEIVED:**

**Appl. 16-49P, Aman Subdivision – 99 Main St** – IWA/CC application for a 3-lot subdivision and utilities and associated improvements on property located westerly of Main St A-40 Residential Zone.

**Appl. 16-50P, Hartford Truck – 95 John Fitch Blvd** – IWA/CC application for a Commercial building site plan, parking, equipment storage and associated utilities on property located westerly John Fitch Blvd and southerly of I291 General Commercial (GC) Zone.

**Appl. #16-51P – South Windsor Star Center – 2075 John Fitch Blvd** - IWA/Conservation Commission application for the construction of a 24,000 sq ft building, parking, sidewalks,

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stormwater structures and associated utilities. The site is located westerly side of John Fitch Blvd. A20/Rte 5 North Overlay Zone.

Motion: to set public hearing for appl #16-51P, at the next scheduled meeting on September 21, 2016, due to potential for public interest

Was made by: Commissioner Blondin

Second by: Commissioner Jennings

The motion carried and the vote was unanimous.

**ADJOURNMENT:**

**Motion to:** adjourn at 8:09 pm

Was made by: Commissioner Delnicki

Second by: Commissioner Jennings

The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson

Recording Secretary

**Approved: September 21, 2016**