

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

**Minutes**

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**October 5, 2016**

**MEMBERS PRESENT:** Elizabeth Warren, Barbara Kelly, John Blondin, Audrey Delnicki, Adam Reed, Art Jennings, Jack Phillips

**ALTERNATES PRESENT:** Stephen Wagner, sitting for Richard Muller

**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:** none

**CORRESPONDENCE AND REPORTS:** none

**BONDS:** none

**CONSERVATION COMMISSION:** nothing to report

**WETLAND OFFICER:** nothing to report

**PUBLIC HEARING:** none

**NEW BUSINESS:**

Appl. 16-53P, 118 Troy Rd Subdivision – 118 Troy Rd – IWA/CC application for an 3-lot subdivision and utilities and associated improvements on property located southerly of Troy Rd. General Commercial (GC) Zone.

Application was presented by Karen Isherwood, Isherwood Civil Engineering. Ms. Isherwood stated that currently the water flow is all moving from the front of the property directly to the wetlands located at the rear. There will not be any disturbance to the 80 foot Upland Review Area nor to the wetlands. Lot 1 has an existing commercial building on it. Lot 2 has a residential structure that will be suitable for an in-home business. Lot 3 is not proposed for development at this time. All three lots would be capable of supporting commercial use. Ms. Isherwood proposed a very shallow water quality basin behind the existing house and another depressed area for stormwater treatment at the back of the property. Some of the paved area on Lot 1 will be removed and some paved area added on Lot 2. Should Lot 3 be developed in the future with a structure larger than the estimated size shown on tonight's plan, the applicant would have to come before IWA again.

Motion: to approve Appl #16-53P, 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

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liability, which might result from the proposed operation or use.

3. The permit is valid for five years and shall expire on October 5, 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. Final plans to be submitted and approved by staff showing the two detention basins.

Was made by: Commissioner Kelly

Second by: Commissioner Blondin

The motion carried and the vote was unanimous.

**OLD BUSINESS:** none

**OTHER BUSINESS:**

The stormwater structure in the pond off Krawski Drive has been disabled by wildlife and human intervention. The Public Works Department would like to investigate restoring the depth of the pond to its former high level. An engineering evaluation must now be done to determine if the pond can serve its intended purpose as a detention basin in the event of a 25 year and a 100 year storm event. A DEEP dam permit is necessary due to the existing berm being more than four feet in height.

The pond is on Town owned open space and commissioners had concerns regarding access to the pond by all residents, the Town's liability should an injury occur on the property, parking in the cul-de-sac causing neighbors to complain and maintenance of the area.

Motion to: approve the use of no more than \$5,500 for the engineering evaluation of the Highgate Pond Detention Basin located off Krawski Drive from the Open Space Maintenance Fund

Was made by: Commissioner Phillips

Second by: Commissioner Wagner

Vote: 2 yea – Commissioners Jennings and Wagner; 6 nay – Commissioners Phillips, Kelly, Blondin, Delnicki, Reed, Warren

Motion was denied.

**APPLICATIONS RECEIVED:** none

**ADJOURNMENT:**

**Motion to:** adjourn at 8:10 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: November 16, 2016**