

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

**MINUTES:** April 15, 2020

**MEMBERS PRESENT:** Barbara Kelly, Adam Reed, James Macdonald, Jack Phillips, Paul Cote,

**ALTERNATES PRESENT:** Steven King Jr

**STAFF PRESENT:** Jeff Folger, Sr Environmental Planner  
Scott Roberts, IT Director

THE FOLLOWING ARE MOTIONS MADE DURING THE REGULAR MEETING OF THE  
INLAND WETLANDS AGENCY/ CONSERVATION COMMISSION – MADDEN ROOM

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

Commissioner King will sit for Commissioner Warren

**PUBLIC PARTICIPATION:** None

**PERMIT EXTENSIONS:** None

**CORRESPONDENCE AND REPORTS:** None

**BONDS:** none

**MINUTES:** 03/04/2020

The minutes of 03/04/2020 were approved by consensus.

**CONSERVATION COMMISSION:** Any plans to initiate any project this year have been put on hold.

**WETLAND OFFICER:** The recent storms have resulted in some sediment being tracked onto Town roads. This has been cleaned up with more stringent controls put in place. Dust generation from the Home depot site has been a significant problem on windy days. Staff is working with the contractor to mitigate dust generation.

**PUBLIC HEARING:** None

**NEW BUSINESS:**

**Evergreen Walk walking path** – Alan Lamson for the applicant described the history of the walking path placement and design. He explained that a 5-foot wood-chip path would be installed in non-wetland areas and a boardwalk similar to that built by the Town at the Donnelly Preserve would be installed in wetland areas. Discussion on the design of the proposed walking path to be installed along the western side of the Evergreen Walk development. Discussion on whether the installation of the path would require a wetland permit. Motion by Phillips, second by King to rule that the construction of a walking path within wetlands for pedestrian use complies with section 4.2 of the South Windsor Inland Wetland/Watercourse Regulations as outdoor recreation where such use does not disturb the natural and indigenous character of the wetland. Vote unanimous.

**Appl. 20-17P, 360 Burnham St. LLC - 360 Burnham St. - IWA/Conservation Commission** application for three industrial buildings, parking, stormwater management system and associated utilities, on a portion of land north of Burnham Street, Industrial (I) zone.

Attorney Steven Penny for the applicant addressed the Commission. The plan is to construct eleven 1000 sqft industrial rental units and two 1200 sqft stand-alone buildings on 6.61 acres.

The portion of the property to be disturbed equals 1.58 acres. No direct wetland impacts are proposed. There is 0.73 acres of disturbance within the upland review area proposed.

Engineer Raymond Nelson commented on the site design. A series of three water quality stormwater basins are proposed to be constructed to receive 100% of the stormwater runoff up to the 100-year storm event. These basins will be located between the impervious surfaces and the wetland boundary to provide a physical buffer as well as treating the runoff for anticipated pollutants. Erosion controls will be implemented along the perimeter along with a low berm of topsoil to further protect the wetland boundary.

Runoff toward Burnham St will not discharge to the street, but be captured into an underground infiltration system south of the proposed building.

George Logan, Environmental Consultant, gave a report on the functions and values of the wetland areas on the site.

The Staff received correspondence from one of the neighbors where they listed some concerns. The correspondence will be forwarded to the applicant to address at the next meeting.

The hearing is tabled until the following regularly scheduled meeting in order to give the public an opportunity to comment on the application.

#### **OTHER BUSINESS:**

#### **APPLICATIONS RECEIVED:**

#### **ADJOURNMENT:**

Motion to: adjourn at 8:14 p.m.

Was made by: Commissioner Phillips

Second by: Commissioner Reed

The motion carried.

The vote was unanimous.

Respectfully submitted:

Jeff Folger, Recording Secretary

**Approved: May 6, 2020**