

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

MINUTES: July 21, 2021

MEMBERS PRESENT: Barbara Kelly, Adam Reed, John Blondin, Jim MacDonald, Paul Cote, Richard Mueller

ALTERNATES PRESENT: None

STAFF PRESENT: Jeff Folger, Sr Environmental Planner
Michael Lehmann, IT
Kerry Macchi, Recording Secretary

COUNCIL LIAISON PRESENT: None

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

PUBLIC PARTICIPATION: None

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: Chairperson Kelly received a letter addressed to the commission from a resident regarding the detention pond behind the lifestyle community at Evergreen. The water in the pond at the rear of the property is now brown due to a dirt pile close by. Mr. Folger stated that there are erosion controls on the perimeter of the piles of soil that were put there from the Costco construction, but due to the recent storms, there is a fair amount of brown water coming from that area. It is expected to clear up once we are out of this storm system.

BONDS: None

MINUTES: 06/02/2021

The minutes of 06/02/2021 were approved by consensus

CONSERVATION COMMISSION: Mr. Folger reported that we have an Eagle Scout that is on track for building bridge behind town hall that connects the trails. There was also another invasive plant removal party 2 weeks ago, so they are still keeping up with that. He also reported that they have been approached by two additional Eagle Scouts that are looking for projects, and they are working with John and Dave from Parks and Recreation to come up with some ideas. Parks and Recreation has been extremely busy with the tree removal from the storms. There was also a recent news release about the mosquitos, and we are expecting a large hatch due to the large amounts of rain. There was one mosquito that tested positive for west nile that was captured in the traps on Burgess Road. The town recently started spreading larvicide in the catch basins around town.

WETLAND OFFICER: Mr. Folger reported that they are still dealing with the mop up for the erosion and sediment controls. They still have two outstanding violations, the first one is at 40 Seapave Road, who Mr. Folger sent a letter to which states that they have until August 20th to rectify the situation. They have been working on rectifying the areas of concern, but the major portions that they are concerned with, which is the material that was pushed into the wetlands, has not been addressed yet. They are in the process of scheduling a meeting with engineers at the second location, Michaels Electric on Chapel Road, to discuss the stormwater management in that area.

PUBLIC HEARING: NONE

NEW BUSINESS:

Appl. 21-31P, 1060 Main St - Conservation application for the construction of a parking lot extension, stormwater management and associated utilities on a portion of land east of Main Street. A-40 Residential Zone.

Mr. Peter DeMallie, President of Design Professionals, Attorney Meghan Hope and Daniel Jameson, Professional Engineer and Project Manager with Design Professionals were present at the meeting on behalf of the applicant, named 1060 Main, LLC. Attorney Hope explained what they are hoping to do on the property located at 1060 Main Street, which is a former nursing home, is not change the footprint of the building at all, but to architecturally adapt the building's interior. They would be eliminating the central corridor of the building and creating walls to connect the front of the building to the inside of the building. There will be a total of 37 units for residents 62 or older. Since each unit will have a door to the outside, that is what drove the changes to the site plan, such as a driveway that goes around the perimeter of the building and approximately 79 parking spaces. Mr. DeMallie explained that there will be no wetlands impacted from their design, but only to the forest area at the back of the property, of which a minimal amount would be removed for a small recreational area. With the abutting properties, they will be planting shrubbery for privacy purposes. Mr. Jameson was then introduced to discuss erosion control, water quality and stormwater management on the property. A large portion of the current driveway will remain the same, which will be able to utilize the existing stormwater management design. They are proposing two storm basins that will serve as infiltrating retention basins, and their size will provide 100% of the water quality volume on the site. There also was no previous history of flooding on the site.

There were no comments or questions from the public to be addressed. Mr. Folger recommend a bond of \$5000 for maintenance and installation of erosion control measures and \$5000 for installation of stormwater measures.

Motion to approve application 21-31P was made by: Commissioner Blondin
Seconded by: Commissioner Reed
The vote was unanimous
The motion carried

Modification to Application #21-04P – Evergreen Walk - Tamarack Ave. Extension: to relocate the proposed water line from the south.

Laura Mellin, Professional Engineer representing Fuss & O'Neill and Michael Soares, Wetland Scientist, also with Fuss & O'Neill, who are present on behalf of their clients, Evergreen Walk, LLC. They are here to request a modification to the permit #21-04P. On March 3, 2021, the Commission approved the original application, which included .01 acres of alterations to the wetlands. This impact was approved for the construction of the open bottom culvert for the extension of Tamarack Avenue. The work they are proposing is a modification to the existing permit, which includes the last remaining section of the water main to complete a service loop throughout the Evergreen Walk Development. Due to some utility conflicts and CT Water's request, they have to relocate the water main from the Tamarack Avenue corridor to the west of the existing bridge structure. This disturbance would be temporary, as once the pipe is buried, the area would be repaired and returned to its current condition. Mr. Soares reported He was on site to observe the proposed water line location, which was essentially a verification of a delineation that was done in 2006. He did not see any reason to change the delineation that was done previously. His field work did not find any significant changes.

There were no comments or questions from the public to be addressed. Mr. Folger explained that there is already a bond on the application that will cover these modifications.

Motion to approve modification to application #21-04P was made by: Commissioner Blondin

Seconded by: Commissioner Mueller
The vote was unanimous
The motion carried

Appl. #21-36P – 25 Talbot Lane – 25 & 5 Talbot Lane, 475 & 551 Governors Hwy – **Determination of Public Hearing** - IWA/Conservation Commission application for the construction of an industrial distribution center, parking and storage areas, stormwater structures and associated utilities on property located southerly of Governors Highway and easterly of Talbot Lane - Industrial (I) Zone.

Motion to hold public hearing Blondin, wetland impact and public interest
Hold meeting at a special meeting on August 4th
2nd reed
Vote unanimous
Motion carried

OLD BUSINESS: None

OTHER BUSINESS: None

APPLICATIONS RECEIVED:

Appl. #21-36P – 25 Talbot Lane – 25 & 5 Talbot Lane, 475 & 551 Governors Hwy – IWA/Conservation Commission application for the construction of an industrial distribution center, parking and storage areas, stormwater structures and associated utilities on property located southerly of Governors Highway and easterly of Talbot Lane - Industrial (I) Zone.

This application will be heard at a special meeting on August 4, 2021.

ADJOURNMENT:

Motion to: adjourn at 8:07 p.m.
Was made by: Commissioner Reed
Second by: Commissioner Mueller
The motion carried.
The vote was unanimous.

Respectfully submitted:

Kerry Macchi
Recording Secretary