

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

**Minutes**

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**July 6, 2022**

**MEMBERS PRESENT:**

Vice Chair John Phillips; Commissioner Paul Cote; Commissioner Jim Macdonald; Commissioner Dan Katzbek; Commissioner Adam Reed; Commissioner John Blondin; Commissioner Richard Muller

**STAFF PRESENT:**

Jeff Folger, Sr Environmental Planner  
Lisa Giroux, Recording Secretary

**COUNCIL LIAISON PRESENT:**

None

THE FOLLOWING ARE MOTIONS MADE DURING THE REGULAR MEETING OF THE INLAND WETLANDS AGENCY/ CONSERVATION COMMISSION:

Vice Chairperson Phillips called the meeting to order at 7:19 pm

**PUBLIC PARTICIPATION:**

None

**PERMIT EXTENSIONS:**

None

**CORRESPONDENCE & REPORTS:**

None

**BONDS:**

None

**MINUTES:** 5-18-22

The minutes of 5-18-22 were approved by consensus.

**CONSERVATION COMMISSION:**

Mr. Folger discussed a Scout member's interest in creating a Story Walk along the loop trail around the Town Hall, where several kiosks would be set up along the trail, each with separate pages from a story book. Commissioner Phillips added that this is typically done in conjunction with the Librarian, so contacting the librarian would be the next step to get this project started.

**WETLAND OFFICER REPORT:**

Mr. Folger reported that he issued a violation letter to 241 Deming Street. Mr. Folger explained that when this home was approved around 7-8 years ago, it was approved as part of a two-lot subdivision, having a conservation easement. The home was recently built and sold, and the new owners mowed down the wetland shrubs and conservation area. The new owners have been contacted by certified mail and have been requested to reestablish boundaries of the conservation easement and replace wetland shrubs.

**PUBLIC HEARING:** None

**NEW BUSINESS:**

**Appl. 22-22P, Hartford Truck Equipment: 95, and 45 John Fitch Blvd., and 542 King St. –** Conservation application for an erosion control plan, stormwater management and associated utilities, for an storage facility and parking on property located westerly of John Fitch Blvd, and easterly of King St. General Commercial (GC) zone.

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Peter DeMallie, President of Design Professionals presented the application on behalf of McGuire Road Associates, LLC (Hartford Truck Equipment). Mr. DeMallie provided an overview of the plan, including the three phases as indicated on the application. Hartford Truck Equipment currently has a 16,000 square foot building and phase three of the plan would be to expand the existing building by 10,000 square feet. The building is the final assembly point for light duty trucks and vans. A 45,000sqft storage building would also be built on the western portion of the site. Mr. DeMallie reported that the impervious coverage on the property is 59% which is under the maximum allowed and also stated that Ian Cole, LLC (Professional Registered Soil Scientist) indicated no wetlands on site.

Daniel Jameson, Project Manager of Design Professionals provided an overview of drainage conditions on the site. Mr. Jameson discussed the proposal to detain the increase in peak flow using two underground detention systems in addition to the originally approved infiltration basin to accommodate the berm. Mr. Jameson explained that the sandy soil conditions allow for good infiltration, which helps in keeping the size of the system down. Mr. Jameson also discussed how the existing catch basin would have to be replaced with three new catch basins to accommodate the proposed addition. For water quality, Mr. Jameson reported that three isolation chambers are proposed and for the E&S plan, a silt fence is to be built around the work area. Mr. Jameson described the plan for utilities connections on the North side of the berm towards King Street, of which the rights have been established in the conservation easement.

Glen Martin, Landscape Architect with Design Professionals reviewed the landscaping plan for the property which includes an 8 foot high berm along King Street with an 8 foot high opaque fence along the top. The berm is currently under construction and is set to be 1,100 feet in length. One Hundred evergreen trees are to be planted on both sides of the berm to provide additional screening along with a total of 48 shrubs. The proposal also includes shade trees to be planted along parking areas, along with an opaque wooden fence. Mr. DeMallie stated that a Conservation Easement is on file with the Town and that the South Windsor Land Conservation Trust is the enforcement entity.

Commissioner Muller posed a question about height of the detached storage building. Mr. DeMallie stated that Zoning Regulations allow a maximum height of 40 feet, however, it was agreed after discussion with neighbors, to keep the building under 30 feet tall. The plan is to have the building taller in the front, and only 21 feet tall in the back towards King Street. Mr. DeMallie added that the posed plan is to have all the overhead doors located on the far side of the building to help minimize noise in the King Street area. Mr. DeMallie further discussed that Hartford Truck Equipment's role is to complete the final stage of assembly for new vehicles. Depending on demand, cost, and interest rates, the plan is for the addition to be built in either 1 or 2 stages (5,000 square feet each).

Commissioner Blondin motioned to approve application **22-22P, Hartford Truck Equipment: 95, and 45 John Fitch Blvd., and 542 King St.** with standard terms and conditions.

Bonds shall be collected in the amount of:

- a. \$15,000 for Installation maintenance of erosion and sediment controls
- b. \$20,000 for Installation maintenance of storm water system

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Commissioner Reed seconded the motion.  
Vice Chairman Phillips invited the Commissioners to discuss.  
Commissioner Muller spoke in favor of application.  
The motion passed unanimously.

**OLD BUSINESS:** None

**OTHER BUSINESS:** Draft revisions of the IWA Regulations were distributed for review by the Commissioners. A working meeting will be held in September to finalize the draft and hold a public hearing.

**APPLICATIONS RECEIVED:** None

**ADJOURNMENT:**

Motion to adjourn at 8:05 pm  
Was made by: Commissioner Blondin  
Second by: Commissioner Muller  
The motion carried.  
The vote was unanimous.

Respectfully submitted:

Lisa Giroux  
Recording Secretary