

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

Regular Meeting

Minutes

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May 18, 2022

MEMBERS PRESENT: Barbara Kelly, John Phillips, Jim Macdonald, Richard Muller
Arthur Jennings, Paul Cote

ALTERNATES PRESENT: Joe Durette seated for Adam Reed

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:

Chairperson Kelly called the meeting to order at 7:00 pm

PUBLIC PARTICIPATION: None

PERMIT EXTENSIONS: None

**CORRESPONDENCE
AND REPORTS:** None

BONDS: None

MINUTES: Corrections were made for the minutes from 05-04-2022.

Such corrections were as follows:

- Public Hearing, First paragraph, second to last sentence, change "wetlands" to "impervious lot coverage"
- Public Hearing, Second paragraph, second line from bottom, change "of " to "with"

Motion to: Approve the minutes of the meeting of May 4, 2022 as corrected

Was made by: Commissioner Phillips

Second by: Commissioner McDonald

The motion carried.

The vote was unanimous

Commissioner Durette abstained because he was not present at the previous meeting.

CONSERVATION COMMISSION:

Mr. Folger reviewed the Girl Scout berry bush planting project. Mr. Folger also discussed a setback with an upcoming Eagle Scout streambank stabilization project. The coir logs are on back order. Mr. Folger mentioned the possibility of using modified gabion baskets, however coir logs look to be the better option.

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WETLAND OFFICER REPORT:

Mr. Folger provided an update on the Pleasant Valley School project. Three pumping stations have been built within the basins to handle the groundwater. The entire site has been hydro seeded and hand seeded and currently awaiting germination.

Mr. Folger discussed the wetland violation on 1271 Sullivan Avenue. The owner of the property has been in communication with Mr. Folger and is continuing to remove stumps out of the duck pond.

Chair Kelly inquired about 40 Sea Pave. Mr. Folger noted that any future interested parties will be made aware of violation because of the caveat placed on the land records.

PUBLIC HEARING:

Continuation from 05-04-22

Appl. 22-16P, Scannell, 352, 394 Sullivan Ave and 67, 68 Kennedy Rd – IWA/CC application for a re-subdivision and to construct a Distribution Facility, parking, stormwater management and associated utilities, on property located northerly of Sullivan Ave and westerly of Kennedy Rd. Industrial (I) zone.

Peter DeMallie of Design Professionals introduced the applicant's team of representatives and summarized the revised plans.

Dean Gustafson with All Points Technology Co. discussed his investigation of the wetlands resources on the property to determine if any of them support vernal pool breeding habitat. There was an additional inspection of the wetlands resources on May 10th 2022 which reconfirmed what was identified on March 30, 2022. Mr. Gustafson provided photographic evidence from both dates, showing each of the wetland areas on the property. The conclusion from this investigation showed that none of the wetlands resources contain the necessary physical or biological components to support vernal pool breeding habitat by indicator or obligate vernal pool species.

Chair Kelly, and Mr. Gustafson clarified that the investigation dates for vernal pool breeding were March 30th, 2022 and May 10, 2022.

Chair Kelly inquired about the .6 acre of land currently being used as a right of way on Kennedy Road, which could potentially be abandoned by the Town. The applicant stated he is amenable to adding this to the conservation area on the property.

Jeff Folger reviewed the Town Engineer, Jeffrey Doolittle's comments on the storm water report. Mr. Folger explained how Mr. Doolittle commented on the splitter unit where the water would exit on the northwest corner of the property to the culvert. Mr. Doolittle was concerned about inundation of the mitigation area during heavy rain events and recommended an upper overflow orifice so the excess water would spill over to the pipe and go under the railroad tracks rather than into the northeast mitigation area.

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Daniel Jameson, of Design Professionals conferred with Mr. Doolittle, and further explained the splitter structure that would be used at the outlet. Mr. Jameson depicted the underground drainage area map and described the difference between the previously proposed outlet, versus the outlet recommended by Mr. Doolittle. Mr. Jameson stated that his team was amendable to the changes and agreed that there was enough room for adjustment during storm events for additional water to be sent to the area at the railroad tracks. Mr. Jameson explained that the pipe would be sized to not exceed existing peak flow rate, to avoid additional erosion potential downstream.

Mr. Folger added that Mr. Doolittle also recommended the underground system be inspected and maintained at a more frequent amount which Mr. Jameson stated will be added to the post construction maintenance plan.

Mr. DeMallie confirmed that the construction fence had been added to the plan.

Commissioner Muller posed a question regarding the detention basins. Mr. Jameson confirmed the two basins will be wet-bottom detention basins.

There was a discussion regarding the water table on the site. Mr. Folger stated that the water table was below two feet throughout the whole site.

Commissioner Jennings stated that he also walked the site and noted that it seemed dry.

There was a discussion regarding the Town Engineer's recommendation of changing the proposed exit driveway and this will be further addressed in future meetings with Planning and Zoning and the Town Traffic Authority. Mr. Jameson stated that he didn't foresee any issues lining up the driveway with Troy Road, and he would to reevaluate how to redistribute the storm drainage but the impervious coverage would stay the same.

Commissioner Phillips motioned to close the public hearing on application 22-16P, Scannell, 352, 394 Sullivan Ave and 67, 68 Kennedy Rd

Commissioner Jennings seconded the motion.

The motion carried.

The vote was unanimous.

NEW BUSINESS:

1. **Appl. 22-16P, Scannell, 352, 394 Sullivan Ave and 67, 68 Kennedy Rd** – IWA/CC application for a re-subdivision and to construct a Distribution Facility, parking, stormwater management and associated utilities, on property located northerly of Sullivan Ave and westerly of Kennedy Rd. Industrial (I) zone.

Commissioner Phillips motioned a finding of no overall significant impact on wetlands and water courses by the proposed activity.

Commissioner Jennings seconded the motion.

Chair Kelly invited the Commissioners to comment on rational.

Commissioner Phillips stated that with the minimal function of the two wetland areas being eliminated and the addition of the created wetlands, it appears the net affect at minimum balances out and more likely improves the overall wetland pictures.

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Commissioner Muller shared his approval of the “ducks head” portion of the property and how it was a wetlands that will now be restored along with additional wetland areas added for mitigation.

Commissioner Phillips motioned to approve application 22-16P, Scannell, 352, 394 Sullivan Ave and 67, 68 Kennedy Rd with standard terms and conditions as follows:

Special conditions include:

1. If the undeveloped portion of Kennedy Road is abandoned by the Town it shall be protected by a conservation easement and the fill and debris shall be removed.
2. The outlet design of OCS 4 shall be modified, reviewed, and approved by Town staff.
3. The storm water management plan shall be modified to have a more frequent inspections schedule and shall be reviewed and approved by Town staff.

Bonds shall be collected in the amount of:

- a. \$30,000 for Installation maintenance of erosion and sediment controls
- b. \$50,000 for Installation of storm water system
- c. \$50,000 for Construction of proposed mitigation area

Commissioner Jennings seconded the motion.

Chair Kelly invited the Commissioners to discuss.

Commissioner Phillips stated that the when looking overall at the given site its proposed use, this appears to be a good plan. Though the plan is to eliminate two low functioning wetlands, the creation and restoration of the existing wetlands seems to more than compensate for that. Additionally, Mr. Phillips stated his appreciation over the public's attention to items such as vernal pools and stated that numerous members of the Commission are well versed and qualified on vernal pools. The Commission took careful consideration of vernal pools in this application and concluded that proper methodology was used to determine that the wetland areas do not function to support vernal pool protected species.

Chair Kelly noted her appreciation for the applicant's consideration of the mature forest and that its protection was good for the ecological health of the wetlands.

The motion passed unanimously.

OLD BUSINESS: None

OTHER BUSINESS: None

APPLICATIONS RECEIVED: None

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ADJOURNMENT:

Motion to: adjourn at 7:48 pm
Was made by: Commissioner Phillips
Second by: Commissioner Jennings
The motion carried.
The vote was unanimous.

Respectfully submitted:
Lisa Giroux
Recording Secretary