

**TOWN OF SOUTH WINDSOR
INLAND WETLANDS AGENCY / CONSERVATION COMMISSION
VIRTUAL Regular Meeting 2/16/2022 7:00pm**

MINUTES: 2/16/2022

MEMBERS PRESENT: Barbara Kelly, Adam Reed, John Blondin, Jack Phillips, Paul Cote,
Richard Muller, Arthur Jennings, Daniel Katzbek

ALTERNATES PRESENT:
COUNCIL LIAISON PRESENT:

STAFF PRESENT: Gina Saccente, Recording Secretary
Jeff Folger, Wetland Officer

Chairperson Kelly called the meeting to order at 7:01 p.m.

PUBLIC PARTICIPATION: None

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: 2/2/22- Approved by consensus with corrections.

CONSERVATION COMMISSION: None

WETLAND OFFICER REPORT: Mr. Folger gave update on Pleasant Valley School project. In process, good job on maintaining erosion control.

NEW BUSINESS: Appl. #22-06P- Peoples Bank, 251 Buckland Rd – application to construct a commercial development, parking, storm water management and associated utilities, on property located westerly of Buckland Rd and southerly of Cedar Ave. GD (Gateway Development) zone.

Mr. Jay Fisher (Acubbranch) representing People's Bank of Holyoke on the application. The bank has acquired the 5.7 acre parcel at corner of Buckland and Cedar Streets. The plan is to put the branch on the northeastern corner of those streets. There will be a phased development process. They want to apply for the permits for just the bank branch as purposed. Engineering group, and soil scientist on staff are Darrin Overtin and Jonathan Luster (Engineers) and Matt Sanford (Soil and Wetland scientist) from SLR.

Darrin Overtin Project Manager/Professional Engineer gave a description of the overall site plan. Topography on the site slopes towards watercourse. Along the southern boundary is an intermittent watercourse flagged by soil scientist Matt Sanford on August 2, 2021. Delineation provided on mapping is consistent with the 2003 delineation done by Kurt Olsen. Activity proposed within the Upland Review Area of 7,600 sq. Basic functions and values identified on the soil report are storm water conveyance, sediment retention and limited wildlife habitat. No wetlands soils identified as part of the delineation.

The storm drainage system is sized for the entire development, however the subject of application is the Bank application.

The bank building is 2000 sq. ft. with 15 parking spaces. The proposed access road will come off of Cedar, restricted right in right out access with full access at Evergreen. The overall site

landscaping is a mix of native trees, shrubs, lawn area around parking lot. The remainder of area undisturbed will remain meadow.

Mr. Overtin concluded the presentation with storm water management and sediment erosion control plan. Storm water management for the project looks at water quality protection, regarding proposed impervious surfaces. They designed the system for water quality using water quality flow, using an offline hydrodynamic separator, which has been sized for the overall development of whole site. Peak flows will bypass and enter the proposed level spreader, sized approx. 50 ft. long along edge of the 40ft DEEP setback. Flows will be spread out and create low velocity sheet flow, that will flow through the vegetative area that is proposed to remain and into the watercourse and storm water discharge.

The E&S plan will have perimeter silt fence to surround areas of disturbance, and propose inlet protection for catch basins, construction entrance pads, and top soil stock piles that are in designated area.

Commissioner Reed asked for clarification on velocity of flows out of the hydrodynamic and impervious full buildout potential.

Mr. Fisher responded that the overall storm system is still part of Evergreen, and has to work within Evergreen system.

Chairperson Kelly asked what the slope was below the concrete curve.

Mr. Overtin showed the existing conditions map on the screen and estimates about a 10% slope.

Mr. Folger added the flows as they exit the level spreader are going to head to the southwest, as opposed to heading straight in unified flattened flow towards the watercourse. There are concerns about the concentration of flows once it leaves the level spreader, and is there something that can be done to mitigate that. He recommended providing more ground coverage to stabilize the soil.

Mr. Folger added there is a significant amount of Autumn Olive along the boundary which is invasive and recommended that being removed, and replaced with another type of planting.

Mr. Overtin responded and agreed that removing the Autumn Olive is a good idea.

Mr. Sanford spoke about flagging area with Autumn Olive, and purposed planting some native shrubs with deeper roots to slow water down, as it comes off of level spreader.

Commissioner Muller spoke about the level spreader potentially taking the water from the 5 acres and put it in the watercourse. Is there a need to be some hardening of the stream down from where this water will come in?

Mr. Folger commented that when the site was modeled for storm water they used the culverts at Clark Street. That's where pre and post flows would impact that area. The detention on the entire site is designed to balance out the flows at that control point downstream. That's why some portions of the site are detained and others are not.

Commissioner Phillips agreed with Mr. Folger and commented that some areas were over detained and some were under detained.

Chairperson Kelly commented on the concern that there will be erosion down the bank or in the intermittent watercourse as it precedes down towards the detention basin.

Commissioner Muller commented that the flow volume has to be a factor and is concerned that the stream can handle it with the condition that it's in now. Perhaps something to make it more "Robust".

Commissioner Muller wants flow volume information, not stated in report just flow rates. The bank will not cause this problem itself but the total buildout will.

Mr. Fisher assured that this will be looked at for further phases in the project. He agreed that the bank will not be the trigger.

Chairperson Kelly added that still wouldn't address downstream stability in terms of erosion in the stream channel before it hits the basin.

Mr. Folger recommended to incorporate trap hoods in the catch basins, so as not to completely relying on hydrodynamic separator to capture floatables and hydrocarbons. He agreed that the E&S plan being proposed is adequate to contain sediments on site during construction.

Chairperson Kelly: Have the higher rainfall amounts been taken into account for the sizing of the hydrodynamic separator?

Mr. Overtin responded that they did use the higher rainfall tables when sizing the storm drainage system and the hydrodynamic separator. DOT has adopted the higher rainfall numbers.

Commissioner Phillips moves to approve application 22-06P with standard terms and conditions.

Mr. Folger recommended bonding for establishment and maintenance of erosion control of \$10,000.00 and bond for installation of the storm water structures of \$15,000.00.

Commissioner Phillips added conditions:

1. Area down gradient from the level spreader to watercourse shall be cleared of invasive plants and re-planted to assure stabilization of the soil and promote proper sheet flow, plan to be approved by town staff.
2. Trap hoods shall be installed on catch basins as appropriate, plan to be reviewed by town staff.

Commissioner Cote seconded the motion.

Chairperson Kelly added that this approval is going to relate to the E&S plan for the purposed buildout at this point. The applicant made it clear on application the only thing we are approving now is the 1.25 acres for the bank buildout.

Commissioner Phillips makes motion to purpose added a condition that this application and permit shall apply only to the bank building and the associated build out as required for the bank building as presented at this meeting.

Commissioner Cote agrees on updated condition.

Chairperson Kelly calls for a vote on the motion as presented.

All in favor. The motion carried. The vote was unanimous.

OLD BUSINESS: None
OTHER BUSINESS: None
OTHER BUSINESS: None
ADJOURNMENT:

Motion to: adjourn at 8:14p.m.
Was made by: Commissioner Blondin
Second by: Commissioner Jennings
The motion carried.
The vote was unanimous.

Respectfully submitted: Gina Saccente, Recording Secretary