

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

Minutes

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January 20, 2016

MEMBERS PRESENT: Elizabeth Warren, John Blondin, Audrey Delnicki, Adam Reed, Jack Phillips, Carol Heffler

ALTERNATES PRESENT: none

STAFF PRESENT: Jeffrey Folger, Sr Environmental Planner/Conservation Officer
Donna Thompson, Recording Secretary

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

PUBLIC PARTICIPATION: none

PERMIT EXTENSIONS: none

CORRESPONDENCE AND REPORTS: none

BONDS: none

MINUTES: none

CONSERVATION COMMISSION: The clearing of the Barton Property has been completed. The 60 foot buffer of trees that was to be left along Brookfield Street now has to be removed due to the hazardous conditions created by the poor condition of the remaining trees. Eleven of the trees have already fallen, with some landing in the road and some coming down while people were working to take care of the trees already down. The cost of removing the approximately 300 trees will be \$7700 and Jeff Folger proposed using some of the agricultural lease money to fund this project. After removal of the trees a proposal will be made to landscape the area with a berm and plantings.

Motion to: use \$7700 of the agricultural lease money to fund this project

Was made by: Commissioner Blondin

Seconded by: Commissioner Delnicki

The motion carried and the vote was unanimous.

The final counts are in for the mosquito trap near Burgess Road. The Ag Experiment Station collected 2,500 mosquitoes the first week of September 2014 – the third highest in the State. The count for the first week of September 2015 was 43. The count for the entire year did not exceed 2,500. The extremely dry conditions were responsible for the dramatic difference.

WETLAND OFFICER: Folger stated that the wetland restoration project on Corneau Way finished removing all the overburden just before Christmas time. Amongst the material removed were many logs.

PUBLIC HEARING:

Appl. #15-53P – South Windsor Star Center – 2075 John Fitch Blvd - IWA/Conservation Commission application for the construction of a 30,000 sq ft building, parking, sidewalks, stormwater structures and associated utilities. The site is located westerly side of John Fitch Blvd. A20/Rte 5 North Overlay Zone. (con't from 12/2/2015) – Peter DeMallie, as representative of the applicant, has requested the application be withdrawn at this time.

Motion to: close the public hearing on Appl. #15-53P due to the withdrawal of the application by the applicant's representative.

Was made by: Commissioner Phillips

Seconded by: Commissioner Blondin

The motion carried and the vote was unanimous.

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NEW BUSINESS:

Appl. #16-02P – 55 Windsorville Rd Re-subdivision – 55 Windsorville Rd - IWA/Conservation Commission application for the subdivision of property located at 55 Windsorville Rd. The site is located southerly of Griffin Rd and easterly of Windsorville Rd. Rural Residential (RR) Zone.

Attorney Peter Alter represented the applicants, Richard and Jeanne Carabillo. Attorney Alter stated that the proposal is to create one additional conforming lot from the larger piece the Carabillo's own and live on located on Windsorville Road and Griffin Road. The new lot will have frontage on Griffin Road. The lot will conform to all the requirements of the zone. A septic system will be installed on the property. There will be no activity in the upland review area nor any direct wetland impact. The site is level and has stable soils. The erosion and sedimentation control plan is silt fence around the entire development area. The area is mostly grass with some trees being preserved, while others will have to be removed.

Commissioner Warren questioned the reason for a large hose dispersing water from the property to Windsorville Road from time to time. Attorney Alter explained that more than an inch of rain tends to flood the lower level of the Carabillo's greenhouse located behind their house. They use the hose to remove the rain water from the greenhouse.

Commissioner Phillips stated that it is a straight forward plan with no direct impact and has kept it out of the upland review area. It would be very hard to ask for more.

Motion to: approve Appl. #16-02P – 55 Windsorville Rd Re-subdivision – 55 Windsorville Rd - IWA/Conservation Commission application for the subdivision of property located at 55 Windsorville Rd. The site is located southerly of Griffin Rd and easterly of Windsorville Rd. Rural Residential (RR) Zone, with the following conditions:

1. The final approved copy of the entire set of plans and this letter reproduced thereon must be submitted to the Planning Department. This must be completed within 65 days of approval prior to any construction activity on the site. Plans submitted to Planning & Zoning Commission shall be considered having met this requirement.
2. The applicant shall indemnify and hold harmless the Town of South Windsor against any liability, which might result from the proposed operation or use.
3. The permit is valid for five years and shall expire on January 20, 2021. It is the landowner(s)/applicant(s) responsibility to track expiration dates and notify the Commission of a renewal request at least 65 days prior to expiration.
4. All approvals required must be obtained and submitted prior to any activity on the site.
5. A contact person shall be identified on the plans.

Was made by: Commissioner Phillips

Seconded by: Commissioner Delnicki

The motion carried and the vote was unanimous.

Appl. #16-03P – Q&E Re-subdivision – 413 Strong Rd - IWA/Conservation Commission application for the subdivision of property located at 413 Strong Rd. The site is located southerly of Strong Rd., Industrial (I) Zone.

Peter DeMallie, Design Professionals Inc., represented the applicants. There will be no activity at all. A 35,000 sq ft industrial building is located on the part of the property known as 694 Nutmeg Road North. A house and a shed are located on the part of the property known as 413 Strong Road. The parcel is actually one lot. The proposal is to formally separate the parcel into two lots: 413 Strong Road with the house and shed; 694 Nutmeg Road North with the large industrial building. The applicants have been advised by realtors that to sell the industrial building/property they need to separate the parcels as there is no interest in the property with the house and shed. Zoning Board of Appeals has granted a variance on the property regarding the rear yard setback to accommodate the less than 35 feet between the two

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buildings (the shed on 413 Strong and the industrial building at 694 Nutmeg Road North). A variance was also granted for the 50 foot frontage (100 feet required) along Nutmeg Road North. Though there are some wetlands on the property, no activity is proposed. The application is strictly to sub-divide the property into to separate lots.

Jeff Folger stated that by State statute, the Inland Wetlands Agency has to approve a sub-division whether there is wetlands on the property or not. Essentially, in this case IWA would be approving a line on a map.

Motion to: approve Appl. #16-03P – Q&E Re-subdivision – 413 Strong Rd - IWA/Conservation Commission application for the subdivision of property located at 413 Strong Rd. The site is located southerly of Strong Rd., Industrial (I) Zone, with the following conditions:

- 1 The final approved copy of the entire set of plans and this letter reproduced thereon must be submitted to the Planning Department. This must be completed within 65 days of approval prior to any construction activity on the site. Plans submitted to Planning & Zoning Commission shall be considered having met this requirement.
- 2 The applicant shall indemnify and hold harmless the Town of South Windsor against any liability, which might result from the proposed operation or use.
- 3 The permit is valid for five years and shall expire on January 20, 2021. It is the landowner(s)/applicant(s) responsibility to track expiration dates and notify the Commission of a renewal request at least 65 days prior to expiration.
- 4 All approvals required must be obtained and submitted prior to any activity on the site.
- 5 A contact person shall be identified on the plans.

Was made by: Commissioner Phillips
Seconded by: Commissioner Delnicki
The motion carried and the vote was unanimous.

OTHER BUSINESS:

The Holiday Party count is 17 attending on January 27, 2016 at 6:00 pm at The Mill.

APPLICATIONS RECEIVED:

Appl. 16-05P, Collins Corner subdivision – IWA/CC application for a two-lot residential subdivision, and associated utilities on a portion of land being located on the corner of Strong Road and Foster Road. Rural Residential (RR) Zone.

ADJOURNMENT:

Motion to: adjourn at 7:37 pm
Was made by: Commissioner Heffler
Second by: Commissioner Delnicki
The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson
Recording Secretary

Approved: February 3, 2016