

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

MINUTES: April 19, 2023

MEMBERS PRESENT: Blondin John, Jennings Arthur, Macdonald James, Phillips John, Katzbek Dan, Cote Paul, Muller Richard and Reed Adam

MEMBERS ABSENT: Kelly Barbara

ALTERNATES PRESENT: Durette Joe

STAFF PRESENT: Jeff Folger, Sr. Environmental Planner
Tersee Flores, Recording Secretary



COUNCIL LIAISON PRESENT: None

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

PUBLIC PARTICIPATION:

Vice Chairperson Phillips asked for public comment for items that were not on agenda. No public comment.

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: The minutes of 3-29-23 were approved by consensus.

CONSERVATION COMMISSION: None

Jeff Folger mentioned they are currently working on a planting project consisting of 30 hybrid willows which are slated to be planted at the base of the sledding hill of Barber Hill Road. They are intended to create a visual buffer for the residence on bottom of the hill. The girl scouts are going to be assisting with the planting, probably the first weekend of May.

WETLAND OFFICER:

Jeff Folger mentioned regarding Pleasant Valley School the site is working well. They did go through a couple of rain storms but were able to follow the procedure, adding the flocculants to the detention basins, no issues with the pond in terms of sediment. Jeff explained there is some algae that is blooming a bit in the pond from the phosphorus that was released. The Environmental consultant that is developing a management plan for the pond, has taken water samples and benthic samples at the bottom of the pond to determine how much, if any, material has been deposited there. They examined the algae as well to determine if we have any blue green which fortunately we do not. They will modify some of the storm water systems to accommodate excessive ground water they found.

Commissioner Reed read the legal notice as posted in the Journal Inquirer

PUBLIC HEARING:

Appl. 23-11P, Industrial Flex Space, 75 Connecticut Ave. – IWA/CC application for an Industrial Incubator facility and Cold Storage Units, parking, stormwater management and associated utilities, on property located easterly of Connecticut Ave. and westerly of Judy Lane. Industrial (I) zone.

Hearing opened with Peter M. DeMallie, President and CEO of Design Professionals presenting the application on behalf of Trio Investment Property LLC and their client Dan Russell. He also, introduced Glen Martin, Landscape Architect DPI and James M. McManus, MS, CPSS, Certified Professional Soil Scientist of JMM Wetland Consulting Services, LLC.

On behalf of the application James McManus reviewed the application highlighting the importance of wetlands he delineated and reviewed the process he went through to determine why it would differ from what John Ianni flagged previously for a prior application. He extended the number of wetlands and existing conditions.

Mr. McManus discussed the overall site, how highly disturbed it is and how it was used several decades in the past for sand and gravel mining. He mentioned JMM carefully reviewed the site's soils, focusing on the area where the more substantive difference between the two delineation was observed.

Mr. McManus noted that an excavation ditch type feature left over from the former gravel mining was observed and reviewed within the southern portion of the site for its regulatory status. It was determined that feature is not a regulated intermittent watercourse because other characteristics necessary for an intermittent watercourse determination were not present. Which includes evidence of flow or detritus, or a hydrophytic vegetation community.

Jeff Folger, Environmental Planner commented that Mr. McManus and he went out to the site to examine the soils closely and get a better understanding as to why the soil boundaries were placed in the field. Currently where Mr. McManus put boundaries, the activity that shows the water table is actually acting on the chemistry of the soil and also the plant community. They are responding to the ground water as well. It does extend farther than what the original wetland boundary was, it was also depicted as part of the original application that was heard in 2000 when the industrial subdivision was approved by Wetland and Planning & Zoning Commission. It did have a less amount of wetland at that time and a greater amount now. Mr. Folger concurs and agrees the line in red is the more accurate of the two.

Commissioner Muller shared his thoughts regarding the excavation ditch and mentioned it was probably put there to drain the area, but he will call a failed ditch because it's well above the wetland's elevation. He shared the additional ditches on site are close to wetlands and functioning fine. In addition, he mentioned after walking the property as far as mapping where the wetland is seemed appropriate.

Vice-Chairperson Phillips mentioned he walked the site with Jeff Folger to review where the wetlands were and topography of site and most specifically to view the ditch in question and the conclusion he came to after reviewing it, was that it did not qualify as a watercourse.

Mr. DeMallie discussed the general area and advised Trio Investment Properties LLC are proposing site improvement to a tract of land located at 75 Connecticut Avenue. The proposed site improvements will include the construction of 4 new buildings totaling 39,850 sf.

Associated site improvements will include but not limited to: new access driveways, parking areas for vehicles, sidewalks, landscaping, lighting, utilities, circulatory drive, and stormwater management. Two proposed water quality basins, catch basins, and concrete leak offs were designed to attenuate stormwater discharge in the proposed site conditions and ensure that peak rates offsite are less than or equal to the existing conditions. He described the size of the units and mentioned the site is relatively flat, a wooded site of 6.4 acres which is currently an undeveloped disturbed forested parcel that is comprised of wooded and wetland areas and a man-made intermittent ditched watercourse. There are two drainage sets, the larger flows to the north and towards the wetland and the smallest flows to an existing close drain system in the cul-de-sac and discharging to a 24-inch pipe.

Mr. McManus provided a Wetland Assessment and Impact Analysis report which explained the soil types and typical vegetation observed within the regulated area.

Mr. Glen Martin, discussed the landscaping, shrubs, vegetation and water quality basin.

Commissioner Muller asked and made questions regarding the overall impact to the wetlands. Is it going to enhance and make it a more diverse wetland? What will be done to address concerns with mosquitos? How will tenants be prevented from dumping pollutants into the retention basins?

Mr. McManus replied they are not going to flood the wetlands they are going to be adding water as the basin releases the water, he mentioned it will not have an adverse impact, they want to keep it the way it is which is a seasonally saturated area and then let the created wetland basins compliment the wetland ecosystem with more diverse plants.

Mr. DeMallie commented that, regarding the mosquitoes, if bubblers are within the basins the wave action will discourage larvae. Also, a larvicide management program can be put into place.

Specific terms of use by tenants and monitoring by the management company will be done to prevent deliberate spills.

Commissioner Blondin asked, and made questions regarding floor drain in the garages?

Mr. DeMallie mentioned they will not have any floor drains.

Vice-Chairperson Phillips discussed resident's concerns about total flow going down Newberry Brook downstream. He commented that if we continue the hearing to the next meeting on May 3rd would they have someone discussing in detail the storm waters.

Mr. DeMallie gave an explanation of the basins and mentioned there will be someone, civil engineer at the next meeting to explain in more detail.

Vice-Chairperson Phillips open the hearing for public input, he reminded everyone we are limited on what we are allowed to consider to those items that are pertinent to inland wetlands and watercourses, which means items such as traffic, lighting and non-wetland dependent wildlife are not within the purview of the Commission.

Comments from the public were made from the following residents:

John Holowczak of Cody Circle expressed concerns that the flow within Newberry Brook will be overtasked.

Stephen Grech of Judy Lane discussed abutters not being properly notified by US mail, soil database report, and underground sources of water, intermittent creeks, wildlife, and snow removal plan which will affect water tables going out, water possible uses of industrial flex space, cold storage brings to mind refrigerant and other chemicals. He mentioned the applicant needs to provide a public storm water report stamped by an engineer. He asked that the hearing also remain open two presidential orders in place protecting wetlands and both US Attorney's Office in CT for Environmental Justice have been contacted along with the Army Core of Engineers.

Robert Stoddard of Barbara Road requested the Commission to take into consideration pond bench plantings, flood waters, pines and grass seeds.

Paul LaPenta of 168 Edgewood Drive abutter to the property voiced concerns regarding an old well, wildlife, flood waters, lands review area he requested it be undisturbed.

Commissioner Reed read a letter that was received from the Hartford Audubon Society addressed to Inland Wetlands/Conservation Commission mentioning there concerns that industrial development on this property could have the potential to increase stormwater runoff and pollution that may drain towards their property which is downstream.

Motion to: continue the hearing to May 3rd.

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

Motion carried.

Vote: unanimous

NEW BUSINESS:

Appl. 23-11P, Industrial Flex Space, 75 Connecticut Ave. – IWA/CC application for an Industrial Incubator facility and Cold Storage Units, parking, stormwater management and associated utilities, on property located easterly of Connecticut Ave. and westerly of Judy Lane. Industrial (I) zone.

Vice-Chairperson Phillips mentioned since we have continued the public hearing we will not have a discussion and action on Appl. 23-11P.

Appl. 23-13P, GDS Estimating, 470 Governors Hwy. – **Determination of Public Hearing** - IWA/CC application for the approval of a wetlands mitigation plan to compensate for current wetland disturbances on property located northerly of Governors Hwy. Industrial (I) zone.

Vice-Chairperson Phillips mentioned we were originally looking at a possibility of determination of public hearing however, Jeff Folger mentioned he is still waiting on a soil/environmental report and the notification that was submitted to the abutters was incomplete.

Motion to: table determination of public hearing on Appl. 23-13P to May 3rd.
Was Made By: Commissioner Phillips
Second by Commissioner Blondin
The motion carried.
The vote was unanimous

OLD BUSINESS: None

OTHER BUSINESS: None

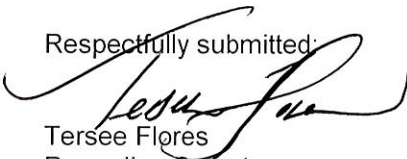
APPLICATIONS RECEIVED:

Appl. 23-13P, GDS Estimating, 470 Governors Hwy. – Determination of Public Hearing - IWA/CC application for the approval of a wetlands mitigation plan to compensate for current wetland disturbances on property located northerly of Governors Hwy. Industrial (I) zone.

ADJOURNMENT:

Motion to: adjourn at 8:42 p.m.
Was made by: Commissioner Muller
Second by: Commissioner Jennings
The motion carried.
The vote was unanimous.

Respectfully submitted:



Tersee Flores
Recording Secretary