

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

MINUTES: June 7, 2023

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

MEMBERS ABSENT:

ALTERNATES PRESENT:

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

COUNCIL LIAISON PRESENT: None

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

PUBLIC PARTICIPATION:

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

PERMIT EXTENSIONS: Jeff Folger, Environmental Planner mentioned there are no permit extension, but they did receive a 65-day time extension for Appl. 23-13P GDS Estimating wetland mitigation plan.

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: Minutes from Regular Meeting on 05/17/23: A **motion** was made by Commissioner Blondin and **seconded** by Commissioner Phillips to approve the minutes as amended with the following corrections:

Page 1. Under Wetland Officer Section: "installation"

Page 3. Under New Business: "bonds" not bondage

Page 3. Motion carried remove and added to the end of discussion.

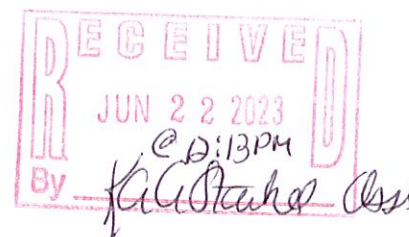
Page 4. Commissioner Muller "very modest use of the property" instead of piece of the property.

Page 4. Chairperson Kelly "review wetland line in the 32 towns around Hartford" delete County. "she visited many sites" not the site many times.

Motion approved unanimously. Motion passed.

CONSERVATION COMMISSION:

Jeff Folger, Environmental Planner mentioned they had an Eagle Scout complete one of their projects this past Saturday on the loop trail right behind the town hall. A young man installed a series of steps going down the slope, he placed 4x4 into the ground with rebar and applied wood chips to the trail, for safer travel, and less chance of erosion on the trail. It was completed within 3 hours and had a total of around 40 people assisting.



WETLAND OFFICER:

Jeff Folger mentioned regarding Pleasant Valley School, the weather was cooperative, they did have one storm in between but all the construction sites went through with no issues. The Pleasant Valley School has the underdrain installed and seeded 80% of the site and the seed is germinating. They are well on their way getting it stabilized, he mentioned there was a couple issues with the bottom of the basin with the soil that they are going to investigate. He discussed the under drains are functioning, and the ground water is not building up as it did prior.

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

PUBLIC HEARING:

Appl. 23-18W, Prime Materials Recovery – 444 Nutmeg Road North - IWA/CC application for the Wetland Map Revision on property located northerly of Governors Hwy, and easterly of Nutmeg Road north. Industrial (I) Zone.

Peter M. DeMallie, President and Principal Design Professional presented the application on behalf of Prime Materials Recovery and their client Doug Caraballo and Justin Schubert and introduced James M. McManus, MS, CPSS, Certified Professional Soil Scientist.

Mr. DeMallie mentioned they will discuss a wetlands amendment application for this site which was flagged a couple times by different soil scientists which is 21,220 square feet. McManus submitted a report dated March 14th which was submitted with the application, and he will review whether the site is wetlands or upland, his findings and recommendations. He mentioned a part of southeast corner of the yard for redevelopment and expansion was approved back in November by this Commission.

Mr. James McManus discussed soil types, ditch for the expansion project, mapping inclusions, characteristics, and wetland delineation and what he has reviewed on site.

On January 10th he met with Mr. Folger to review a previously delineated wetland area located in the northern portion of the site. During the site visit Mr. Folger agreed with JMM opinion that the previously delineated area appears to be non-regulated area (i.e., upland); however, JMM was asked by Mr. Folger to document and provide additional information why this area is not regulated, prior to requesting a wetland boundary amendment.

On February 16th JMM revisited the site to gather the information requested to support that the area in question is not a regulated wetland, based on a careful examination of the soils. Four shallow test pits were dug, and the soils described to determine their drainage class, and their regulatory status. It was determined that the soil matrix chroma within 20-inches, at in each of the shallow pits, was above a chroma 2, which indicates the soil profiles are not a poorly drained soils, and therefore, not a regulated wetland area. Mr. McManus discussed mapping inclusions and expressed this is a perfect example, the major mapping unit extends beyond this boundary, it's a moderately well drained soil, there are a few areas that are unmappable. While reviewing the ditch, in conclusion, it is JMM's opinion that the area previously flagged as a regulated wetland is not a wetland but rather a non-regulated, moderately well drained upland area.

Chairperson Kelly open the hearing for public input.

Chairperson Kelly, Commissioners Reed, Muller and Katzbek asked, questions regarding the delineation, inclusions are present that are too small to map, and the determination of it not being a wetland.

Commissioner Reed had questions about the delineation in 2005 and the one time it was delineated as a wetland. What were the previous mapping of the site? How many times was it mapped as a wetland?

Mr. Folger shared a document with the Commissioners that was created in 2005 done by Ed Pawlick which is referencing a particular wetlands #2 area.

Chairperson Kelly added the 2005 report focuses on the observations of the surface hydrology and slope than the soil themselves. It stated by April 25th there were no surface waters, the ground water dept was greater than 20 inches.

Mr. McManus mentioned the saturation of the soils is not long enough to produce the characteristics that they needed.

Mr. Folger discussed, that a month ago he, Chairperson Kelly and Vice Chairperson Phillips went out to the site with an auger to get some sampling, which occurred in one of the inclusions. The first three augers' holes did show dark black soils. As a result, he contacted Mr. McManus and Mr. Pollack. Mr. McManus mentioned he did find some inclusions as well, but they were too small to be mapped at any size. Mr. Folger also did transect throughout the entire site. In conclusion he agreed that this site could be removed from the landscape as a wetland regulated area. Mr. Folger mentioned for the record he is a certified soil scientist with 30 years of experience reviewing and examining wetlands on the site plans.

Commissioner Muller questioned what Mr. McManus means when he says it is too small to map. What does that really mean?

Mr. McManus discussed the regulations do not spell out any size, however as working soil scientist they need to have an area where they can put some flags around. He mentioned if he were mapping a large landscape and he can jump over it with ease, and it is too small for him to map he would refer to it as a wetland inclusion. It is a very small inclusion within an upland habitat or upland mapping unit.

Chairperson Kelly expressed these findings let them to requesting more information, the soil scientist went out and spend more time in the field and based on the visit they requested a double check.

Mr. Folger explained this area is very similar in both the plant community and the geography to 25 Talbot Lane. He discussed how there was a mistake mapping by a soil scientist at one part of his career and then went back 20 years with 20 or 25 years more experience and they looked at it and it was very similar to the same thing the plant community here if you looked at it immediately leads you into the conclusion that you're close to a wetland because it's all sweet pepper bush and it's pretty much 100% which is a facultative-wet plant and when you start putting the auger into the ground your first 2 augers you're coming up with very rich black soil and some folks perhaps would stop there and not go down to the entire 20 inches looking at the plant community and the black soils and come to a conclusion and they continue to start mapping if you go down to the full 20 inches at 18 inches it becomes a bright color which is very indicative of a non-wetland soil and that's where you have to make your conclusion at that point all these indicators look really great but the soil is not lying and it's an undisturbed site it has been a wooded area since our aerial photos in the 40s where it shows it wasn't disturbed by agriculture.

Commissioner Muller expressed how the map wetland profile was very specific and asked did the original mapping take that many borings that they could define it to that level of detail.

Mr. McManus shared he has been doing this for over 30 years and as a soil scientist he mostly uses soil, others use vegetation because of current hydrology. He did not know how it was flagged.

Chairperson Kelly mentioned the 2005 report shows more of an oval, a bit smaller than the pictures Mr. McManus provided. She asked did it come from delineation or USDA mapping?

Mr. Folger shared he knows it was a delineation however, the map that they received from design professional states that it was mapped by REMA.

Mr. DeMallie mentioned David Brown own the property prior to Plan Materials and Smith Family he retained George Logan from REMA ecological services in Manchester to flag the entire property, whether it included he discussed he did not know but if the map shows it, it did. He stated it was before 2005 and well before GNS scrap metal. There was further discussion from Mr. DeMallie and Jeff Folger regarding the history of the sale.

There was further discussion regarding the flowing of the pond, wetlands, elevations tying into the pond, the ditch and chroma 2.

Motion to: close the public hearing.
Was made by: Commissioner Blondin
Second by: Commissioner Phillips
Motion carried.
Vote: unanimous

NEW BUSINESS:

Appl. 23-18W, Prime Materials Recovery – 444 Nutmeg Road North - IWA/CC application for the Wetland Map
Revision on property located northerly of Governors Hwy, and easterly of Nutmeg Road north.
Industrial (I) Zone.

Motion to: move to approve the map amendment for Appl. 23-18W.
Was Made By: Commissioner Phillip
Second by Commissioner Jennings

Commissioner Phillips discussed over the years sometimes ideas change as to what qualifies, in this case it appears we look at the current time only. Mr. McManus surveyed and concluded it did not qualify to be a wetland. He mentioned a disinterested party, Mr. Folger surveyed the site and took soil samples, he agreed with Mr. McManus conclusion, it appear to Mr. Phillips that flagging was an error.

Commissioner Jennings and Reed asked and made comments on what makes a wetland area and science of soil.

The motion carried.
The vote was unanimous.

OLD BUSINESS: None

OTHER BUSINESS:

Motion to: move to add to the agenda a discussion of the video coverage of the meetings

Was Made By: Commissioner Phillip

Second by Commissioner Jennings

The motion carried.

The vote was unanimous.

Chairperson Kelly opened the floor to have a discussion on how the Council would like for the Commission to video the Madden Room during their meeting.

There was a concern that the camera view does not let the public see the presentation materials for an application.

APPLICATIONS RECEIVED: Mr. Folger mentioned we did receive two applications since the last meeting. We will discuss at the meeting on June 21st to hear the applications None

ADJOURNMENT:

Motion to: adjourn at 7:58 p.m.

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

The motion carried.

The vote was unanimous.

Respectfully submitted:

Tersee Flores
Recording Secretary