

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



@9:05am

**MINUTES:** September 07, 2023

**MEMBERS PRESENT:** John Blondin, Paul Cote, Arthur Jennings, Dan Katzbek, James Macdonald, and Vice Chairperson John Phillips

**MEMBERS ABSENT:** Barbara Kelly, Chairperson, Joe Durette, Dick Muller

**ALTERNATES PRESENT:** None

**STAFF PRESENT:** Michele Lipe, Director of Planning  
Nicole Kowalik, Recording Secretary

**COUNCIL LIAISON PRESENT:** None

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

**PUBLIC HEARING:**

**Appl. 23-30W, Metro Realty Multi Family.** – IWA/CC application for the construction of an apartment complex, parking, utilities, and stormwater management on property located northerly of Deming St. and easterly of Buckland Rd. Gateway Development (GD) zone.

Commissioner Reed read the legal notice for the record.

Tom Neely, primarily designer of the project from SLR Consulting presented the site plans along with Megan Raymond, wetland scientist.

Neely walked through the site plans. He described the 6.3-acre parcel located on the north side of Deming St. just east of the intersection of Buckland Rd. The site is currently occupied by a church and a parking lot. Most of site is lawn or open meadow with some perimeter trees and wood line along two of the boundaries with the strongest vegetated buffer to the rear of the property. The site is sloping in nature with the highest point in the southeast corner and lowest point at the opposite corner. The development would occur in the central portion of the site, where the church is. The proposal is for a multifamily development, which is 55 units, located in 5 buildings, with each building varying in size. There is a central green located on the property, along with parking spread throughout. The existing northern tree line will be maintained as well as enhancing it. The existing water shed will be mimicked. There will be a drainage system at the rear of the property and will be picked up and taken to the front. The remaining of drainage will go to the back corner. Underground chambers will be used to provide storage and additional water quality renovation. The plan contains a robust erosion control plan, designed to have close balance of cut to fill with no import or export material. A sediment trap is located in the middle of the project. In addition, along the perimeter, a temporary swale would be constructed to direct runoff to a temporary sediment basin. The erosion control along the perimeter was modified. A recommendation was made on the plans that any portion of the site that will be left open for a period of time, will be completely covered in a sprayed fiber mat. This will help

minimize the amount of exposed Earth. Flocculants will be applied to minimize the transport of fine soil particles. Revisions were made as a part of the planning and zoning public hearing process reducing the scope of the project and therefore the impacts on the upland review areas.

Megan Raymond described the regulated resource of the property to avoid impact and impairment to the resource. The 6.3-acre site has about 650 feet of frontage on Deming St. and has no wetland soil on the property, or poorly drained soils. A 260 linear foot intermittent watercourse at the rear property line, to the north of the property line, exists on the site. The site was used in the past for agricultural. There was no stream or surface water on site but rather a manipulation of land to create a ditch. There are no mapped natural diversity database hits on the site. Raymond described the type of soil that is on the site. The existing watercourse was considered in laying out the site design to ensure the functions would remain post construction. There are no direct impacts or modifications to its existing condition. Most of the impact analysis is focused on for the potential of indirect impacts, relating to long term effects as well as short term effects and are reflected in the site plan.

Phillips asked the Commissioners, if any have visited the site. Reed, Blondin and Cote raised their hands in response.

Reed commented that he visited the site during the second week of July.

Commissioner Reed asked a question where the reduction from the first proposal to now was on site. He also asked how the proposed conservation easement would be delineated in the field. Neely was able to provide answers.

Commissioner Blondin asked how much water will be going back to the earth. Neely answers by stating the design of the underground chambers will promote infiltration. The basins were designed to fully infiltrate as well.

Vice Chairperson Philips read comments by Jeff Folger, Sr. Environmental Planner, and Barbara Kelly, Chairperson.

Phillips commented about the trees being close to the retaining wall and expressed concerns that they be planted so that the roots will not impact the integrity of the wall.

Vice Chairperson Philips opened the hearing for public input.

Attorney Parks submitted Exhibit A. Parks mentioned that applicant is not at liberty to cut a piece off prior approved project and add it to a new project to get higher density and greater profit. He mentioned that the South Windsor Land Trust are the only ones to give written permission and approve of the application.

Margaret Glover is opposed, mentioning that the project will eliminate wildlife and connection pathway between the wetlands on South side of Deming to the Plum Gully Brook and Farm Brook on the north side. She mentioned that the area, which is on a downslope, has had rainstorms that become fierce each year, causing Sele Dr. to flood.

Ben Tripp, behalf of applicant, mentioned that they reviewed in detail about the land records and the specific conservation easement. The triangle of land is not included in the area to be disturbed in the application.

Attorney Tim Hollis, representing applicant, mentioned that what Attorney Parks raised is not a wetlands issue but a legal issue. They have submitted a written reply. It does not include the triangle issue and mentions there should be no issue to proceed for tonight.



Vice Chairperson Phillips made a comment that the Commission is not involved with the zone change. If flooding is present on Sele Dr, the other Town Commissions should be involved to discuss what needs to be done to help stop the flooding. Regarding wildlife, it is limited to the extent they can consider wildlife and its impact on wetlands.

Attorney Hollis read that the 2004 easement does not include any of the land proposed for rezoning in the present pending application, including the triangle. The conservation easement states that this easement does not encumber any portion of the land. He points out that the easement, itself, excludes the area that Attorney Parks talks about.

Commissioner Blondin asked whether there were any communications from the public that needed to be put into the record.

**Motion to:** close the public hearing for **Appl. 23-30W, Metro Realty Multi Family – 240 Deming St**

Was made by: Commissioner Reed

Second by: Commissioner Katzbek

Motion carried. – vote unanimous.

**NEW BUSINESS:**

**Appl. 23-30W, Metro Realty Multi Family – 240 Deming St** – IWA/CC application for the construction of an apartment complex, parking, utilities, and stormwater management on property located northerly of Deming St. and easterly of Buckland Rd. Gateway Development (GD) Zone.

**Motion to:** approve **Appl. 23-30W, Metro Realty Multi Family – 240 Deming St**

Was made by: Commissioner Blondin

Second by: Commissioner Reed

The following conditions: Standard conditions; with recommended bonds: \$20,000 for the installation and maintenance of erosion controls. \$50,000 for the installation of stormwater management controls. Installation of the native buffer plantings between the limit of disturbance and intermittent watercourse.

Vice Chairperson Phillips commented that the applicant was able to avoid disturbance of the intermittent water course on the northern edge of the property, which was an area of concern.

Motion carried – vote unanimous.

**ADJOURNMENT:**

**Motion to:** adjourn at 8:01 p.m.

Was made by: Commissioner Blondin

Second by: Commissioner Reed

Motion carried -- vote unanimous.

Respectfully Submitted  
Nicole Kowalik, Recording Secretary

