

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

ACTION MINUTES: September 20, 2023

MEMBERS PRESENT: John Blondin, James Macdonald, Richard Muller and Chairperson Barbara Kelly

MEMBERS ABSENT: Paul Cote, Arthur Jennings, Dan Katzbek, Vice Chairperson John Phillips

ALTERNATES PRESENT: Joe Durette

STAFF PRESENT: Jeff Folger, Sr. Environmental Planner

Nicole Kowalik, Recording Secretary

COUNCIL LIAISON PRESENT: None



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

Chairperson Kelly appointed Alternate Durette, to sit for Phillips.

PUBLIC PARTICIPATION: None

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: Jeff Folger mentioned that he has copies for What's Legally Required to hand out during other business.

BONDS: None

MINUTES: Minutes from Regular Meeting on 07/19/23: were approved by consensus as amended.

Minutes from Special Meeting on 09/07/2023: were approved by consensus as amended.

CONSERVATION COMMISSION: Jeff Folger mentioned an intern is working with his office. He has purchased 3 trail cameras using the Open Space funds. These cameras will be placed in various areas within the parks. The intern will start a Facebook page and will start a wildlife of the month to share on Facebook. The cameras will be moved around through the seasons.

WETLAND OFFICER: Jeff Folger discussed that the rain has had very little impact. The major construction sites have held up well. An issue was brought up, a violation on 375 Rye St. The owner is starting a farm, and has cleared land near Dry Brook to develop pastures. A couple of erosion gullies were filled in to create more land as well. He has been stopped from doing anything more and has been cooperating fully. The owner has hired an environmental consultant who is evaluating the area, looking to see what areas were directly impacted and the redamation measures needed. He will also be consulting with USDA to develop a farm plan.

PUBLIC HEARING: None

NEW BUSINESS: Appl. 23-32P, Evergreen Walk Unit 5 – Intersection of Cedar Ave./Buckland Rd. and Cottonwood Lane – IWA/CC application for the construction of three retail/restaurant buildings, parking, utilities, and stormwater management on property located southerly of Cedar Ave and westerly of Buckland Rd. Gateway Development (GD) Zone.

Sarah Stine introduced herself as the developer of the parcel. She introduced the site plans of Evergreen Walk Unit 5. She mentioned that they have previously developed a New Peoples Bank in the area, which is currently open. This application is the second phase of the development, including additional restaurants on the parcel.

Rock Emond, engineer with SLR International on behalf of O'Connell Development Group, showed the current existing conditions of the site plans. Emond explained that the site, currently, is completely vegetated, currently meeting the standards of previous approval. On current proposed conditions, there is an existing bank and a road going through the parcel connecting Cottonwood and Cedar. He is proposing a Starbucks with a retail attached to it, a Chipotle in the corner closest to the level spreader and 5,000 sq. ft. restaurant to the southeast. Emond discussed looking at the current conditions of the intermittent water course, there currently is no water within the channel. It does get mushy when going down to the 30 in. pipes that cross Cottonwood Dr. In the proposed development, there is 30,350 sq. ft of upland review disturbance, out of that 30,350, some parking, a dumpster pad will be installed. Regarding how the buffer will be treated, there is 40 ft DEEP non-disturbance area, and they will be installing a planted buffer as an additional measure. In association with the upland review area, about 18,800 is impervious. Emond showed the utilities plan, explaining that Buckland Rd. is high, the intermittent water course is low and the current configuration of the pattern is going directly towards the intermittent water course. The new development will intercept all the water and will be trapped in catch basins with trap hoods as well as a couple of manholes. Emond stated that they are providing inlet protection to all proposed and existing catch basins. Matthew Sanford, a professional wetland scientist from SLR, came back to the area and verified it as an ordinary high-water line and is classified as low-quality wetlands.

Jeff Folger mentioned concerns in increase water volume through the watercourse and its impact on the stream channel morphology. Emond was able to provide answers. He explained that the level spreader will be fully developed. There are additional measures being taken to account regarding from a previous report.

Commissioner Blondin asked about adding rain gardens. Emond mentioned that there are opportunities to add rain gardens. There could be a possibility of creating a LEED practice where the 5,000 sq. ft. building is located.

Commissioner Muller asked what is the design criteria that is acceptable for hydrodynamic separator. Emond responded that the hydrodynamic separator is built off line and is sized based on the anticipated runoff volume.

Chairperson Kelly comments the storm water quality structures that are present are part of a whole treatment train. Emond mentioned that the design of the level spreader is essentially a pipe entering a weir that reduces runoff velocity, overall protecting the intermittent water course.

Commissioner Muller asked how far deep in the ground is the hydrodynamic separator. Emond responded that it was buried twelve feet into the ground. Muller referred to the original application when it was asked to infiltrate more water and explained they were told that the ground water level was high that it could not be done. Muller asked with it being so deep in the ground, how does everything work. Emond responded that everything is waterproofed, explaining that anything that is in the slump is protected by the shell.

Commissioner Muller commented how there is almost 3 acres of impervious coverage that will go into the stream and raised the issue that there were previous problems with the downstream. He asked how much of a contribution will it be in the area where problems were happening in the past. Edmond explained that the intermittent water course is caused by the drainage structures that are associated with Buckland Rd. and all of Evergreen Walk.

Jeff Folder asked if there is a retention factor. Emond responded that there is. Folger mentioned that the goal is to stretch the peak out enough, so the status quo is maintained. Emond mentioned that there could be a rain garden installed near the Chipotle and as well as a spot near it to add a depression.

Commissioner Muller asked if the hydrodynamic separator meets all the recommendations. Edmond answered yes and explains that it is also on the CT DOT list of approved hydrodynamic separators.

Chairperson Kelly asked about the construction process, whether they are planning to build all three buildings at once. Emond mentioned that they will not be building all three buildings at once. Sara Stine mentioned that they will not be built all at once but there will be an overlap so it will be one continuous build.

Commissioner Muller asked if construction would begin at the end of the year. Stine responded by saying they intend to get the utilities and site work started for Chipotle by the end of the year.

Chairperson Kelly asked about clearing. Emond responded by saying the area is already cleared. Folger commented that some of the topsoil was reapplied and another portion was taken off site.

Chairperson Kelly raised the issue of not having total clearing of the site. Leaving vegetated cover, or some cover on the soil of any non-actively worked areas is needed. Emond replied by saying that during construction, they will stay in their allocated space and will not be clearing the entire site at once.

Chairperson Kelly asked where those are demarcated as separate. Emond explained that each one has its own construction entrance, which lock them in their own individual spaces, resulting a limited amount of disturbance each time.

Chairperson Kelly asked the Commissioners if they are any other questions.

Motion to: approve Appl. 23-32P, Evergreen Walk Unit 5 – Intersection of Cedar Ave./Buckland Rd. and Cottonwood Lane with conditions

The following conditions: A bond of \$20,000 to be collected for the installation and maintenance of erosion control measures. A bond of \$10,000 to be collected for the installation of stormwater control measures. Add three rain gardens on the site. The location to be approved by Town Staff. Soil stripping to be phased upon the issuance of building permits to the respective buildings. Provide monitoring of the slope below the level spreader for evidence of erosive scour. Should scouring occur, the existing level spreader must be enlarged to mitigate the increased runoff volume.

By: Blondin
Second by: Muller

Commissioner Blondin commented that he likes the idea of separating everything in three phrases and adding rain gardens to the site to divert some flow.

Chairperson Kelly asked if the Commissioners are satisfied if the issues of the flows become a problem it will be addressed with a change of the structure.

Commissioner Muller commented that this is the most use that someone can get out of a parcel but the way the site is proposed gives the opportunity to keep track of it working correctly.

Motion - carried.
Vote - unanimous

OLD BUSINESS: None

OTHER BUSINESS: Jeff Folger handed out the latest edition of "What's Legally Required" to each Commission member.

APPLICATIONS RECEIVED: Jeff Folder mentioned that an application was received about an existing walkway being repaved through Brook St to the Eli Terry School.

ADJOURNMENT:

Motion to: adjourn at 8:27 PM.

Was made by: Blondin

Second by: Kelly

Motion – carried.

Vote – unanimous

Respectfully submitted,

Nicole Kowalik,
Recording Secretary