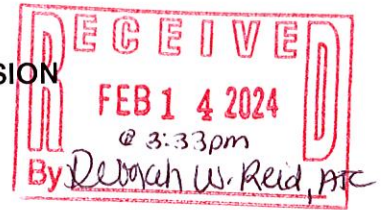


**TOWN OF SOUTH WINDSOR
INLAND WETLANDS AGENCY / CONSERVATION COMMISSION**



MINUTES: 2-07-2024

MEMBERS PRESENT: Chairperson Barbara Kelly, Vice Chairperson John Phillips, John Blondin, Steven Cordeiro, James MacDonald, Richard Muller, Dan Katzbek, Arthur Jennings

MEMBERS ABSENT: Paul Cote

ALTERNATES PRESENT: Joe Durette

STAFF PRESENT: Jeff Folger, Sr. Environmental Planner
Nicole Kowalik, Recording Secretary

COUNCIL LIAISON PRESENT: Mayor Delnicki

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

Chairperson Kelly seated Alternative Durette for Commissioner Cote.

Motion to: add Election Officers under Other Business on the agenda
Made by: Vice Chairperson Philips
Second by: Commissioner Muller
Motion-carried
Vote-unanimous

PUBLIC PARTICIPATION:

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

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: Minutes from Regular Meeting on 01/17/24:

Page 2: Paragraph 4: "Drywalls" should be replaced with drywells

Page 1: "Storm lined" should be stoned lined.

Motion to: approve Minutes from Regular Meeting on 1/17/24 with corrections

Made by: Commissioner Blondin
Seconded by: Vice Chairperson Phillips
Motion-carried
Vote-unanimous

CONSERVATION COMMISSION: Jeff Folger and Vice Chairperson Phillips have discussed putting a walking bridge across Plum Gully Brook. The bridge would link two trails together, making it a walking trail possible from Stanley Drive to Ellington Road.

WETLAND OFFICER: The town has started the construction to remove the old culverts on Rye Street. Jeff Folger mentioned that the Parks and Recreation are replacing some of the boardwalk sections on Major Michael Donnelly Land Preserve.

PUBLIC HEARING: None

NEW BUSINESS: Appl. 24-03P, 396 Burnham St – 396 Burnham St - IWA/CC application for the construction of an industrial building, stormwater structures, parking and associated utilities on property located northerly of Burnham Street and westerly of Corneau Way Industrial (I) Zone.

Andrew Bushnell, Engineer on behalf of applicant, Burnham Realty, presented the application. The applicant owns two buildings adjacent to the subject parcel, to the east. The parcel is currently vacant, and the applicant and Mr. Bushnell have been working with George Logan, Wetland Scientist, to investigate if there are any wetland impacts on the site. George Logan has identified a wetland boundary. The site is 6.69 acres the northern portion of the property is all wetlands. George Logan has estimated that there is an overall 15 acre of wetland. Any development that will be made will be along Burnham Street. There will be no disturbance in the wetlands itself. Mr. Bushnell proposed a storage building and a parking area which will be part paved and part gravel. The invasive plants have been cleared out and they have been trying to grow some grass in the area to stop the invasive growth. The proposal is to send stormwater from the parking lot and the building roofs to a stormwater detention basin to the north, which would be a 4-foot-deep basin. The roof gutters from the building which go directly into that as well. There will be a small rain garden in the front to keep as much water off Burnham Street. The detention basin will have an overflow structure decreasing the flow into the wetlands. Mr. Bushnell had mentioned that George Logan made the recommendation of putting in plantings and seedings to keep the invasives from growing in the area, as well as 6 inches of amended topsoil. There is no concern of any long- or short-term wetland impacts based on the characteristics of the wetlands.

Chairperson Kelly asked if the proposal includes the new stormwater guidelines. Mr. Bushnell answered that it does not follow the new guidelines since this developed before the new guidelines came out but he would look would further into it.

Mr. Bushnell discussed Mr. Logan's wetland assessment, and discussed the invasive species that had been cleared out in the front. He presented different pictures of the site.

Chairperson Kelly commented if George Logan could give a clarification why he believes that there is no vernal pool on the site.

Commissioner Blondin asked about the amount of the impervious coverage. Mr. Bushnell answered about 6% of the site.

Commissioner Muller commented how he agrees with George Logan's statement, however he mentioned that there is a concern about the first outlet and the detention basin is at the same level as bottom of the basin, resulting in no significant retention. He mentioned how the new regulations increased a lot of the requirements, one of them being an increase in water quality storage from 1 inch to 1.3.

Jeff Folger asked if there is a way to slow the residence time within the basin. Mr. Bushnell answered that they would be able to raise the outlet orifice within the detention basin to get more residence time in the basin.

Chairperson Kelly commented how there should not be any debris disposed in the wetland area.

Commissioner Muller commented how there is not any concern about the pre flow levels into the wetlands versus the post. The main concern is how will the first flush pollutant and sediment control issues will be handled.

Motion to: continue **Appl. 24-03P, 396 Burnham St – 396 Burnham St - IWA/CC** application for the construction of an industrial building, stormwater structures, parking and associated utilities on property located northerly of Burnham Street and westerly of Corneau Way Industrial (I) Zone.

Was made by: Vice Chairperson Phillips

Second by: Commissioner Jennings

Motion - carried.

Vote - unanimous.

OLD BUSINESS: None

OTHER BUSINESS: Election of Officers

Vice Chairperson Phillips moves to nominate Barbara Kelly as Chairperson.

Second by: Commissioner Blondin

Kelly asked for any other nominations from the floor.

Seeing none, she called for a vote.

Motion-carried

Vote-unanimous

Commissioner Jennings moves to nominate John Phillips as Vice Chairperson.

Second by: Commissioner Durette

Kelly asked for any other nominations from the floor.

Seeing none, she called for a vote.

Motion-carried

Vote-unanimous

Vice Chairperson Philips moves to nominate Arthur Jennings as Secretary

Seconded by: Commissioner Blondin

Kelly asked for any other nominations from the floor

Seeing none, she called for a vote.

Motion-carried

Vote-unanimous

APPLICATIONS RECEIVED: None

ADJOURNMENT:

Motion to: adjourn at 8:01PM

Was made by: Vice Chairperson Phillips

Second by: Commissioner Blondin

Motion - carried.

Vote - unanimous.

Respectfully Submitted,

Nicole Kowalik,

Recording Secretary

