

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

*Delilah W. Reid, AIC*  
**RECEIVED MAR 21 2024**  
*@ 8:54am*

**MINUTES:** 2-21-2024

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

**MEMBERS ABSENT:** Paul Cote; Dan Katzbek

**ALTERNATES PRESENT:** Joe Durette, John Murphy

**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.

Kelly welcomed the newest member of the Commission, John Murphy as an Alternate.

Chairperson Kelly seated Alternative Durette for Commissioner Cote and Alternative Murphy for Commissioner Katzbek.

**PUBLIC PARTICIPATION:**

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

**PERMIT EXTENSIONS:** None

**CORRESPONDENCE AND REPORTS:** Chairperson Kelly commented how C-TEC is intending to develop a ground mounted solar on the old Hartford landfill.

**BONDS:** None

**MINUTES:** Minutes from Regular Meeting on 02/07/24: were approved by consensus as amended.

**CONSERVATION COMMISSION:** Jeff Folger mentioned that he has been working with an intern during last summer and fall. One of the projects that she has been working on is collecting wildlife photos in different spots in South Windsor. She intends to set up a Snapchat site in addition to the Facebook page to display any photos captured. She will be posting photos of the month of the wildlife and hopefully will have individuals be able to upload their own wildlife photos in the future. She will also be participating in the storm drain stenciling project off Mohegan trail.

**WETLAND OFFICER:** Jeff Folger handed the Commissioners a farm activity exemption request from Mr. Heggenhougan at 375 Rye Street. There was a previous incident where Mr. Heggenhougan had cut down a few trees on his property and the Town had required him to create a mitigation plan to restore some of the area.

**PUBLIC HEARING:** None

**NEW BUSINESS:** None

**OLD 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, discussed how there were revisions made based on the discussions since the last meeting, especially designing to conform with the new storm management regulations. They are now using 1.3 inches instead of 1 inch for the water quality volume. A forebay at the edge of the parking lot was removed and instead are using the entire bottom of the pond to store the first 1.3 inches of water. An underdrain will be installed to the pond so it will dry after 72 hours of the storm. The outlet levels and pipes were adjusted. The pond had to be stretched out to get the adequate water quality volume storage, as well as the bottom was raised. A maintenance schedule was also added to the plans, as well as a planting and seeding schedule. There is still a raingarden proposed in the front to capture some roof water, surface and driveway water. The high point of the property will be moved more towards the front, so there is less water going up to the front and more water going towards the back. There will be less peak flow to Burnham Street since there was previous flooding issues in the past.

Chairperson Kelly asked about the removal of the debris. Mr. Bushnell commented that it has not been added on yet.

Commissioner Muller commented when it comes down to the specific development plan, not all of the new requirements will fit into every project. Mr. Bushnell mentioned that part of the problem is the proximity of the wetlands and worrying about the big flow of the water during a storm.

Chairperson Kelly asked the Commissioners if there are any other comments.

**Motion to:** approve with conditions **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 Blondin

The recommendation for bonds are: \$3,000 for establishment and maintenance of erosion and sediment controls, and \$15,000 for the installation of stormwater structures, and \$5,000 for installation and establishment of wetlands plantings.

Vice Chairperson Phillips commented how the applicants were able to stay out of the wetlands and are providing good water management and Chairperson Kelly agreed.

Motion - carried.

Vote - unanimous.

**OTHER BUSINESS:** Vice Chairperson Phillips commented that there was a discussion about cancelling the next meeting and to discuss the Heggenhougan Farm at the meeting on March 20<sup>th</sup>.

**APPLICATIONS RECEIVED:** None

## **ADJOURNMENT:**

**Motion to:** adjourn at 7:33PM

Was made by: Commissioner Blondin

Second by: Vice Chairperson Phillips

Motion - carried.

Vote - unanimous.

Respectfully Submitted,

Nicole Kowalik, Recording Secretary