

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

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February 3, 2016

MEMBERS PRESENT: Elizabeth Warren, Barbara Kelly, John Blondin, Audrey Delnicki, Adam Reed, Jack Phillips, Richard Muller, Arthur Jennings

ALTERNATES PRESENT: Stephen Wagner, sitting for Carol Heffler

STAFF PRESENT: Jeffrey Folger, Sr Environmental Planner/Conservation Officer
Donna Thompson, Recording Secretary

THE FOLLOWING ARE MOTIONS MADE DURING THE REGULAR MEETING OF THE INLAND WETLANDS AGENCY/ CONSERVATION COMMISSION – MADDEN ROOM

Chairperson Warren called the meeting to order at 7:00 pm, and introduced and welcomed new alternate, Steve Wagner.

PUBLIC PARTICIPATION: none

PERMIT EXTENSIONS:

Appl. #07-11P – Webster Commons, 1678 & 1700 Ellington Rd – Inland Wetland/Conservation Commission application for the construction of a commercial plaza, including parking lot, grading, stormwater management, utilities, and associated improvements for property located on the northerly side of Ellington Road, Restricted Commercial zone (RC).

Motion to: approve Appl. #07-11P Webster Commons, 1678 & 1700 Ellington Rd., LLC, 5 year permit extension, with the original conditions:

1. One blueprint copy of the entire set of plans and this letter reproduced thereon, must be submitted to this Commission. This must be completed within 65 days of approval prior to any construction activity on the site. Plans submitted to Planning & Zoning Commission shall be considered having met this requirement.
2. The application shall indemnify and hold harmless the Town of South Windsor against any liability, which might result from the proposed operation or use.
3. The permit is valid for five years and shall expire on February 3, 2021. It is the landowner(s)/applicant(s) responsibility to track expiration dates and notify the Commission of a renewal request at least 65 days prior to expiration.
4. All approvals required must be obtained and submitted prior to any activity on the site.
5. A contact person shall be identified on the plans.
6. A maintenance report shall be submitted to Town staff annually verifying maintenance and operation of the stormwater system, has occurred and is operating according to specifications.
7. We recommend a bond of \$15,000 to be submitted to the Planning and Zoning Commission to ensure compliance with the erosion and sediment control measures.
8. We recommend a bond of \$30,000 to be submitted to the Planning and Zoning Commission to ensure installation and establishment of the stormwater structure. Bond to be held for one growing season.
9. Existing tree line to be marked on the final plans and a determination in the field to see if any root systems are being damaged.

Was made by: Commissioner Phillips

Seconded by: Commissioner Kelly

The motion carried and the vote was unanimous.

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Appl. #07-14P – McGrath Subdivision, 100 & 152 Windsorville Rd – Inland Wetland/Conservation Commission application to approve a 3 lot residential subdivision, and associated improvements on property located westerly of Windsorville Road, and northerly of Griffin Road. Rural Residential (RR) Zone.

Motion to: approve Appl. #07-14P McGrath Subdivision, 100 & 152 Windsorville Rd, 5 year permit extension, with the original conditions:

1. One blueprint copy of the entire set of plans and this letter reproduced thereon, must be submitted to this Commission. This must be completed within 65 days of approval prior to any construction activity on the site. Plans submitted to Planning & Zoning Commission shall be considered having met this requirement.
2. The application shall indemnify and hold harmless the Town of South Windsor against any liability, which might result from the proposed operation or use.
3. The permit is valid for five years and shall expire on February 3, 2021. It is the landowner(s)/applicant(s) responsibility to track expiration dates and notify the Commission of a renewal request at least 65 days prior to expiration.
4. All approvals required must be obtained and submitted prior to any activity on the site.
5. A contact person shall be identified on the plans.
6. A conservation easement shall be placed on Lot #2. The easement boundaries must be established 30 feet away from the wetland boundary. The boundary must be marked in the field using approved markers.

Was made by: Commissioner Phillips
Seconded by: Commissioner Delnicki
The motion carried and the vote was unanimous.

CORRESPONDENCE AND REPORTS: Chair Warren confirmed that the commissioners each received the newsletter from the Municipal Inland Wetlands Agency. Chair Warren read aloud Carol Heffler's thank you note and resignation letter. Chair Warren stated that nominations for the Eugene Policelli Award have been requested by the Board of Education, and asked that if anyone has a suggestion to let her know.

BONDS: none

MINUTES: January 20, 2016 minutes approved by consensus.

CONSERVATION COMMISSION: Folger reported that the trees have been removed from the Barton property along Brookfield Street. Berms with trees and flowering shrubs planted on them will be used to replace the trees that had to be removed due to their hazardous condition.

WETLAND OFFICER: Commissioner Kelly brought to Mr. Folger's attention an issue associated with the road construction on Avery Street. Folger will discuss this matter with the Engineering Department and have the excavation area hay mulched along the sides of the road until Spring.

PUBLIC HEARING: 7:10 pm

Vice Chair Kelly read the public hearing notice as published in the Journal Inquirer.

Appl. 15-64W, Evergreen Walk LLC - Commercial Development Unit #12, - IWA/CC application for a site plan for the construction of a retail building, parking, stormwater control structures and associated utilities on a portion of 151 Buckland Road [within "Evergreen Walk"], and being located approximately 400 feet west of Buckland Road and 800 feet south of Deming Street (behind LA Fitness), Buckland Road Gateway Development Zone.

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Attorney Chris Smith, Shipman & Goodwin, represented the applicant. The proposal is to fill a wetlands area with clean fill to accommodate a retail development. The wetland to be filled is not a high functioning wetland; primarily conducts stormwater runoff from road and land across Buckland Rd up gradient to a larger downstream wetlands (which is of high quality) associated with Plum Gulley Brook. A comprehensive mitigation plan has been developed that includes wetlands enhancement and invasive species management to wetlands on-site. Attorney Smith provided a detailed packet to each commissioner which included a copy of the application, copies of the site plans, wetland report from CLA Engineers, Mr. Russo's letter in support of the mitigation plan proposed, and professional qualifications of Ms. Carlson and Mr. Sonnichsen.

Michelle Carlson, BL Companies, prepared the site development proposal. Ms. Carlson reviewed the details of the site development proposal, as well as the stormwater management plan and the erosion and sedimentation control plan associated with construction activities. Approximately 6,225 sq ft of wetland would be filled. This wetland is a drainage ditch that takes the water from Buckland Road, through LA Fitness. There will be three stormwater systems, all meet all regulations for water quality and 10 year storm events. One system, with a hydrodynamic separator, will handle roof runoff from the proposed building and part of the driveway and discharge to the watercourse to the south. The second system will collect the parking area and the fueling island and discharge into an existing detention basin (#7). Basin #7 was originally designed to be oversized to accommodate future development in this area. The third stormwater system is for the fueling station and is self contained. Water will be collected in this area and pass through an oil/water separator and hydrodynamic separator prior to discharge into detention basin #7. There will be work done in part of the upland review area and the long established riparian buffer will not be encroached upon in any way. The erosion and sediment control plan includes temporary sedimentation basins; temporary stockpile locations (ringed with silt fence); anti tracking apron for the entrance; erosion control blankets on the steeper slopes.

Robert Sonnichsen, Waldo & Associates, prepared the Wetlands Report submitted with the application. Mr. Sonnichsen worked with Robert Russo, CLA Engineers, for past two years in monitoring the wetlands on-site. Mr. Russo had previously prepared a Wetland Report for past retail development of Evergreen Walk, and submitted a letter stating that the proposed wetland mitigation will compensate for the wetland impacts necessary for the project proposed in this application. Mr. Sonnichsen addressed the wetland impact and proposed mitigation.

Concerns voiced by the Commissioners included the efficiency of the containment system associated with the fueling station to capture any anticipated spills, runoff volumes to the southern receiving watercourse, and amount of impervious surface within the development.

In order to address commissioners' concerns and provide additional information needed, a request was made to continue the public hearing to the next scheduled meeting.

Motion to: continue the public hearing on Appl. #15-64W to the next regularly scheduled meeting on February 17, 2016

Was made by: Commissioner Phillips

Seconded by: Commissioner Delnicki

The motion carried and the vote was unanimous.

NEW BUSINESS:

Appl. 16-05P, Collins Corner Subdivision - IWA/CC application for a two-lot residential subdivision, and associated utilities on a portion of land being located on the corner of Strong Road and Foster Road. Rural Residential (RR) Zone.

Peter DeMallie represented applicants Todd Collins and Bruce Snow. 1.58 acres of wetlands will only be disturbed temporarily to install utilities. Two permanent conservation easements from the treeline back

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will be granted to the Town. The wetland areas within the field will continue to be mowed as they are now.

George Logan, REMA Ecological Services, recommended leaving the wetland fronting on Foster Road as a wet meadow, possibly mowing twice a year (Spring and Fall).

Commissioner Phillips stated that an easement placed on valuable wetland more than makes up for the continued impact on minimal value wetlands. The commissioners agreed that the potential loss of three small wetlands (C, D, E) that have minimal value and are currently being mowed regularly would be acceptable when a conservation easement will protect more valuable wetlands on the property.

Motion to: approve Appl. 16-05P, Collins Corner Subdivision, with the following conditions:

1. The final approved copy of the entire set of plans and this letter reproduced thereon must be submitted to the Planning Department. This must be completed within 65 days of approval prior to any construction activity on the site. Plans submitted to Planning & Zoning Commission shall be considered having met this requirement.
2. The applicant shall indemnify and hold harmless the Town of South Windsor against any liability, which might result from the proposed operation or use.
3. The permit is valid for five years and shall expire on February 3, 2021. It is the landowner(s)/applicant(s) responsibility to track expiration dates and notify the Commission of a renewal request at least 65 days prior to expiration.
4. All approvals required must be obtained and submitted prior to any activity on the site.
5. A contact person shall be identified on the plans.
6. A minimal impact application shall be filed for construction on Lot #1 and Lot #2 prior to issuance of a building permit.
7. Filling or other disturbance of Wetlands C (449 sq ft), D (893 sq ft) and E (432 sq ft) will be allowed. These designations are to be placed on the revised site plan.
8. Conservation easement shall be placed on Lot #1 and Lot #2 as mitigation for the three wetlands to be filled in accordance with the plan.

Was made by: Commissioner Phillips
Seconded by: Commissioner Kelly
The motion carried and the vote was unanimous.

OTHER BUSINESS: Election of Officers

Motion to: nominate Elizabeth Warren as Chairperson

Was made by: Commissioner Kelly
Seconded by: Commissioner Phillips
No other nominations for Chairperson were made.
The motion carried and the vote was unanimous.

Motion to: nominate Barbara Kelly as Vice Chairperson

Was made by: Commissioner Phillips
Seconded by: Commissioner Blondin
No other nominations for Vice Chairperson were made.
The motion carried and the vote was unanimous.

Motion to: nominate Jack Phillips as Secretary

Was made by: Commissioner Warren
Seconded by: Commissioner Delnicki

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No other nominations for Secretary were made.
The motion carried and the vote was unanimous.

APPLICATIONS RECEIVED: none

ADJOURNMENT:

Motion to: adjourn at 9:38 pm
Was made by: Commissioner Delnicki
Second by: Commissioner Phillips
The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson
Recording Secretary

Approved: February 17, 2016