

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

Minutes

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June 1, 2016

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

ALTERNATES PRESENT: none

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

Chairperson Warren called the meeting to order at 7:00 pm.

PUBLIC PARTICIPATION: none

PERMIT EXTENSIONS: none

CORRESPONDENCE AND REPORTS: Chair Warren provided an article from the Hartford Courant dated June 1, 2016 regarding a ruling by the Supreme Court that would allow a private company to sue the U.S. Army Corp of Engineers over a Corp decision that the company could not use their land for peat farming under the Clean Water Act. To contest this determination by the Army Corp, the company was told they had to go through an extensive and expensive permitting process that could take years to resolve. The Supreme Court ruling is a win for property rights and business groups that said it is unfair for government agencies to decide what land is subject to complex environmental laws without a court ever deciding whether the agency is right.

BONDS: none

MINUTES: April 6, 2016 minutes approved by consensus.

CONSERVATION COMMISSION: The berm on the Barton property has been planted with a wildflower seed mix; will have habitat plantings done soon; and evergreens and grass seeding in the fall. Watering will be done by a watering trailer on site and possibly water bags on the trees.

WETLAND OFFICER: There has not been much rain, so consequently no new site issues. The Orchard Hill site has been buttoned up and has not had any additional concerns. They have done a very good job with e&s measures.

PUBLIC HEARING: none

NEW BUSINESS:

Appl. #16-28P – Clark Estates II – Clark St – Inland Wetlands/Conservation Commission application for approval of a 22 unit Designed Residence Development, stormwater structures and associated improvements on property located south of Clark Street and east of Chapel Road, Designed Residence Zone (DRZ).

Christian Alford, Alford Associates, Inc., presented the application. Erosion and sediment control measures include construction entrances, with stone to prevent debris from tracking onto road; filter fabric fence; the detention basin will be constructed and equipped with an outlet structure wrapped in filter fabric, connected to the storm drainage in the street.

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The area of wetlands on site will not be affected by this development. The upland review area of the wetlands just off site will be disturbed to create a proposed wet detention basin with a permanent underdrain. This basin will discharge into the storm system in the street. Storm water from the proposed road into the development will be collected in catch basins, drain to a water quality basin, filter through a sediment forebay and flow into the detention basin which will be planted with wetland plantings. The detention basin is designed so there will be no increase in the peak flow from the property.

Open space is proposed between Clark Street and the developed area, which will consist of condominiums connected to public water and public sewer. The road will be private and maintained by the condo association, which will also provide lawn care for the complex.

Rob Mannarino stated that there is ledge on 10% of the property and they will be bringing in fill instead of blasting.

Motion: to approve application #16-28P, 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 June 1, 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. Bonds shall be collected in the amount of \$10,000 to ensure proper placement and maintenance of erosion and sediment controls and \$10,000 for establishment of the stormwater systems.
5. All approvals required must be obtained and submitted prior to any activity on the site.
6. A contact person shall be identified on the plans.

Was made by: Commissioner Blondin
Second by: Commissioner Delnicki
The motion carried and the vote was unanimous.

OTHER BUSINESS: none

APPLICATIONS RECEIVED: none

ADJOURNMENT:

Motion to: adjourn at 7:34 pm
Was made by: Commissioner Delnicki
Second by: Commissioner Jennings
The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson
Recording Secretary

Approved: July 6, 2016