

TOWN OF SOUTH WINDSOR
INLAND WETLANDS AGENCY / CONSERVATION COMMISSION



MINUTES: 1-17-2024

MEMBERS PRESENT: Chair Barbara Kelly; Vice Chair John Phillips; John Blondin; Arthur Jennings; James MacDonald; Paul Cote; Richard Muller

MEMBERS ABSENT: Steven Cordeiro; Dan Katzbek

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 seated Alternate Durette for Commissioner Cordeiro

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 01/03/24: were approved by consensus as amended.

CONSERVATION COMMISSION: Jeff Folger mentioned that there are many Eagle scouts looking for projects.

WETLAND OFFICER: None

PUBLIC HEARING: None

NEW BUSINESS: Appl. 23-52W, Town of South Windsor – 161 Nevers Road - IWA/CC application for the construction of a lighted, Synthetic-Turf Sports Field, and the establishment of Tennis and Pickleball Courts on property located westerly of Nevers Rd and southerly of Ayers Rd Rural Residential (RR) Zone.

Chris Hulk, license engineer on behalf the Board of Education, discussed the reasons the project is being pursued. The school board has discussed different major issues to remediate. The school has a continuing need for more fields and there are traffic issues on Ayers Road with picking up and dropping off at the school. The current tennis courts are 70 plus years old and are in need for repair. The applicant is proposing 7 tennis courts across from the Community Center and parking spaces next to the tennis courts. There are also four pickleball courts proposed in the same area. Mr. Hulk presented aerial photos throughout the years from 1966 to 2023. The existing vegetated area adjacent to the watercourse will be untouched. On the proposed plans, the four pickleball court area will have a sheet flow over to the grassed area. On the tennis court side, there will be a stormwater basin. The seven tennis courts will have a sheet flow to a stoned lined trench that will discharge water into the basin. There will be a small overflow structure to mediate the outlet of the storm water. The courts will be built as a post tension concrete opposed to a paved tennis court which will result in less grading. There will be no major impact since everything already there is already developed. Mr. Hulk

discussed the recommendation from Jeff Folger about putting in 20 ft vegetated buffer onto the site and that they are open to that idea.

Chairperson Kelly asked if the pickleball court is constructed the same as the tennis court. Mr. Hulk answered they are. Chairperson Kelly asked if the concrete is poured directly onto the subsoil. Mr. Hulk answered that after they remove the topsoil then they will be putting down fabric. Chairperson Kelly mentioned that the vegetation buffer would be used for to ensure that the area along the stream edge remains protected of the water quality.

Commissioner Durette asked if there are fencing and lights. Mr. Hulk answered that there will be fencing and lights around the tennis and pickleball courts. There will be a similar light set up to the existing courts.

Commissioner Muller asked if the earth under the concrete slab is stable. Mr. Hulk answered that since the area was previously a parking lot, that area is very stable, and testing was done on the site to determine the stability of the soil. Commissioner Muller asked where the rainwater would go on the tennis court. Mr. Hulk answered that the water will sheet flow from the courts to a stone lined trench and then will discharge into the basin. Mr. Hulk explained there will be an outlet control structure in the area.

Chris Hulk discussed the proposed ballfield adjacent to Ayers Rd. He showed the proposed driveways and discussed how having a secondary access is important for student drop-off. There will be resurfacing and restriping of the existing parking lot. In the existing tennis court area, there is a net decrease of impervious area. The current grass field has no stormwater management, the water hits the ground and makes it way to a storm drainage pipe. On the new field, the water goes through turf into stone base below. The topsoil will be kept on site, creating a berm along Ayers Road. The stormwater will be collected through the stormwater collector pipe on the low side of the field and then to a stormwater basin. Regarding the parking lot drainage, there will be drywells to improve infiltration, and an infiltration basin. The new design, will result in lower impact with the ability of the stormwater to go through turf to stone base.

Commissioner Muller asked if the turf is like the one the town already has. Mr. Hulk answered that this is similar, but infill type is different. The current field has a pad underneath, this field proposed will have standard rubber.

Chairperson Kelly asked if these are going by the new stormwater guidelines. Mr. Hulk answered he assumes that it is up to date.

Commissioner Muller asked if there were other areas that were reviewed for this project, why was this site chosen. Mr. Hulk mentioned that they reviewed different locations. In one of the areas, ledge was found which will result in difficult building situations. This site was chosen as the only area where they would be able to add a field and not lose a field in the process. The field within the existing track will stay.

Mr. Hulk reviewed the erosion control plan. Once the topsoil is off and the field is regraded, a concrete turf anchor will be put around the whole field so the field is stabilized and then it would be filled in with a stone base. Perimeter controls will be implemented, and soil stockpile areas will be protected.

Motion to: approve **Appl. 23-52W, Town of South Windsor – 161 Nevers Road** - IWA/CC application for the construction of a lighted, Synthetic-Turf Sports Field, and the establishment of Tennis and Pickleball Courts on property located westerly of Nevers Rd and southerly of Ayers Rd Rural Residential (RR) Zone.

Was made by: Vice Chairperson Phillips

Second by: Commissioner Blondin

Vice Chairperson Phillips commented that, with the changes, that the Plum Gully Brook will be protected., Chairperson Kelly agrees.

Commissioner Muller commented that it meets the requirements for managing stormwater control.

Motion - carried.

Vote - unanimous.

OLD BUSINESS: None

OTHER BUSINESS: None

APPLICATIONS RECEIVED: Jeff Folger explained that an application on 396 Burnham St was received (Appl. #24-03P). An industrial building is proposed to be built onto the site but there is no direct of wetland impacts.

ADJOURNMENT:

Motion to: adjourn at 8:04PM

Was made by: Vice Chairperson Phillips

Second by: Commissioner Blondin

Motion - carried.

Vote - unanimous.

Respectfully Submitted,

Nicole Kowalik,
Recording Secretary

