

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

MINUTES: March 29, 2023

MEMBERS PRESENT: Paul Cote, Arthur Jennings, Barbara Kelly, James Macdonald, Richard Muller, John Phillips, Adam Reed, John Blondin

MEMBERS ABSENT: Dan Katzbek

ALTERNATES PRESENT: Joe Durette

STAFF PRESENT: Jeff Folger, Sr. Environmental Planner
Tersee Flores, Recording Secretary

COUNCIL LIAISON ABSENT:

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

Chairperson Kelly appointed Alternate Durette to sit for Mr. Katzbek.



PUBLIC PARTICIPATION:

Chairperson Kelly informed the public the only item of business is on **Appl. 23-11P, Industrial Flex Space, 75 Connecticut Ave. – a Determination of a Public Hearing**. No public comment.

PUBLIC HEARING:

Appl. 23-11P, Industrial Flex Space, 75 Connecticut Ave. – Determination of a Public Hearing - IWA/CC application for an Industrial Incubator facility and Cold Storage Units, parking, stormwater management and associated utilities, on property located easterly of Connecticut Ave. and westerly of Judy Lane. Industrial (I) zone.

Jeff Folger, Sr. Environmental Planner explained that the application is located on Lot #8 on an industrial subdivision lot approved in 2000 proposed on 6 acres of land. The proposal is to construct a series of small business incubator spaces and cold storage garages. The site is in close proximity to a residential neighborhood where there is public interest in the project.

Vice Chairperson Phillips mentioned there is definitely indication of public interest.

Commissioner Muller commented that what the Commission rules on is whether the application impacts wetlands or wetlands courses. If there is impact in any way at all, what's the mitigation and is the mitigation adequate is what we rule on as a Commission.

Motion to: set a public hearing on Appl. #23-11P for the 19th of April based on public interest to take place in the Council Chambers.

Was made by: Commissioner Phillips

Second by: Commissioner Jennings

Motion carried.

Vote: unanimous

ADJOURNMENT:

Motion to: adjourn at 7:05 p.m.

Was made by: Commissioner Phillips

Second by: Commissioner Reed

The motion carried.

The vote was unanimous.

Respectfully submitted:

Tersee Flores

Recording Secretary