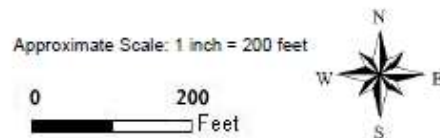


**TOWN OF SOUTH WINDSOR, CT**  
**SOUTH WINDSOR MINIMAL IMPACT INLAND**  
**WETLANDS, WATERCOURSES AND CONSERVATION**  
**APPLICATION (“MINIMAL IMPACT APPLICATION”)**

**BENEDICT DRIVE PUMP STATION**  
**COMPREHENSIVE UPGRADE PROJECT**

455 Benedict Drive, South Windsor, CT



**August 2023**

**TOWN OF SOUTH WINDSOR  
MINIMAL IMPACT INLAND WETLANDS, WATERCOURSES, AND  
CONSERVATION APPLICATION  
BENEDICT DRIVE PUMP STATION (PS) UPGRADE PROJECT**

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**TOWN OF SOUTH WINDSOR  
PLANNING & ZONING COMMISSION  
APPLICATION FORM**



Application Number: \_\_\_\_\_  
Official Receipt Date: \_\_\_\_\_  
VPC Application #: \_\_\_\_\_

APPLICANT: Tony Manfre, South Windsor Superintendent of Pollution Control

PROJECT NAME: Benedict Drive Pump Station Comprehensive Upgrade Project

COMPLETE LOCATION OF PROPERTY: 455 Benedict Drive; MBL: 41-43

OWNER OF RECORD ON LAND RECORDS: Town of South Windsor

OWNER ADDRESS: 1540 Sullivan Ave., South Windsor, CT 06074

GIS PIN # GIS PIN #09600455 ZONE A-20

NAME, ADDRESS, TELEPHONE & EMAIL ADDRESS OF PERSON TO WHOM INQUIRIES SHOULD BE DIRECTED:  
Tony Manfre, Superintendent of Pollution Control; phone: 860-644-2511 x247; anthony.manfre@southwindsor-ct.gov

Water Pollution Control Facility, 1 Vibert Road, South Windsor, CT 06074 Estimated presentation time: 10 minutes

THIS APPLICATION IS FOR: (Check all that apply):

- ☐ Zone Change to \_\_\_\_\_ (Public Hearing and Certificate of Mailing Required)  
☐ Open Space Subdivision/Resubdivision (Public Hearing and Certificate of Mailing Required)  
☐ Subdivision ☐ Minor ☐ Major  
☐ Resubdivision (Public Hearing Required) ☐ Minor ☐ Major  
☐ Conditional Subdivision  
☐ Special Exception to Table \_\_\_\_\_ (Public Hearing and Certificate of Mailing Required)  
☒ Site Plan of Development ☐ New ☒ Modification Building(s) Sq Ft \_\_\_\_\_  
☐ General Plan of Development  
☐ Earth Filling (Sec. 7.6) and/or Earth Removal (Sec. 7.16) (Public Hearing and Certificate of Mailing Required)  
☐ Regulation Amendment ☐ Zoning ☐ Subdivision - Attach proposed amendment (Public Hearing Required)  
☐ Temporary and Conditional Permit (Public Hearing Required) for \_\_\_\_\_  
☐ Temporary and Conditional Permit Renewal for \_\_\_\_\_  
☐ Detached In Law Apartment or ☐ Accessory Apartment (Public Hearing and Certificate of Mailing Required)  
☐ Major Home Occupation (Certificate of Mailing Required) for \_\_\_\_\_  
☐ Other (explain in detail) \_\_\_\_\_

**PLEASE NOTE: An Application Pending Sign is required to be posted on the property for all applications ten (10) days prior to being heard by the Commission.**

Signature of Applicant

Tony Manfre, South Windsor Superintendent of Pollution Control

Print Name of Applicant

Signature of Property Owner

Michael Maniscalco, South Windsor Town Manager

Print Name of Property Owner

Revised 2/26/2021



## **TIME FRAMES AND PROCEDURES FOR SUBMITTING APPLICATION & PLANS**

1. Consult Planning Department for fee schedule. This application must be submitted and signed by the applicant and owner of the property. If the owner is not available to sign the application a letter must be submitted by the owner granted permission to the applicant.
2. All maps (3 copies) and documents (3 copies) per the Planning Department Checklist are required at time of application for review. Plans must be submitted as complete plans - which include the application plus all required information contained on checklist. It is the applicant's responsibility to ensure that all information required on the checklist is submitted in one package at the time of submission - including landscaping plans, architectural elevations, traffic report, etc.

After review, Town staff will notify the applicant of requested/required modifications.

If there are no plan revisions, an additional four (4) full size sets OR ten (10) 11"x17" size sets are required prior to the meeting day. If the applicant revises plans, seven (7) new full size sets OR three (3) full size and ten (10) 11"x17" size sets must be submitted. Revised plans should include all sheets and be complete packages (Applicant may disassemble previously submitted plans and reuse sheets if so desired). Plans are required to be submitted at least one (1) week prior to the day of the public hearing or meeting.

Note: If the applicant is required to go in front of the Architectural Design Review Committee, it is imperative that the applicant fulfill the requirements on the ADRC checklist by the time of the meeting.

3. The applicant shall be responsible for displaying a sign on the property that states that an application is pending before the Commission. The sign shall be visible from a town street and shall be displayed for at least ten (10) days before the scheduled meeting. Signs are available in the Planning Department, South Windsor Town Hall.
4. For any application for a zone change, special exception use, open space subdivision/resubdivision, earth filling, detached in-law or accessory apartment, or major home occupation, the applicant shall notify abutting property owners in writing by certified mail or certificate of mailing within seven (7) calendar days of the time an application is submitted that an application is pending in front of the Commission. The applicant is required to provide a copy of the certified letter and to whom the letter was sent. The applicant may also be requested by the Commission to notify other property owners at the direction of the Commission. (If an application is submitted to the Planning and Zoning Commission and the Inland Wetlands Agency / Conservation Commission simultaneously, one letter addressing both applications can be sent.)
5. All prospective applicants are urged to confer with Planning Department and Engineering Department staff prior to submission of any application to the Commission.
6. Applications are officially received at regular meetings of the Planning & Zoning Commission which are generally held the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month.
7. Incomplete applications may result in rejection by the Planning and Zoning Commission.

Revised 1/15/20

**TOWN OF SOUTH WINDSOR  
MINIMAL IMPACT INLAND WETLANDS, WATERCOURSES, AND  
CONSERVATION APPLICATION  
BENEDICT DRIVE PUMP STATION (PS) UPGRADE PROJECT**

**NARRATIVE ATTACHMENT TO APPLICATION**

**Introduction and Contacts:**

The Town of South Windsor maintains and operates a wastewater pump station (PS) located on Town-owned property at 455 Benedict Drive, South Windsor, CT. Arcadis is preparing the design drawings and contract documents for this PS comprehensive upgrade project. JKB Consulting, LLC (as a subconsultant to Arcadis) is providing permit application preparation assistance.

Provided below is a project description and additional responses to parts of the South Windsor Minimal Impact Application.

**GENERAL PROJECT DESCRIPTION:**

*Site Description:*

The wastewater PS is located at 455 Benedict Drive on a parcel of land owned by the Town of South Windsor in a residential neighborhood, refer to the attached **Figure 1** Site Location Map. The PS site is located immediately adjacent to Avery's Brook and lies within the Hockanum River watershed (CTDEEP ID: 4500-09). The site lies within the A-20 Zone based on the South Windsor Zoning Map 2018.

**Attachment 1** includes Site Plans prepared by Arcadis, entitled: "*Town of South Windsor Benedict Drive, Clark Street, and Pleasant Valley Road Pump Stations Comprehensive Upgrades*". Wetlands were field delineated by William Kenny Associates, LLC and the delineated wetlands can be seen on the Existing Conditions Map (sheet G-003). Sheet D-001 includes a Demolition Site Plan and sheet C-005 includes a Soil Erosion and Sediment Control Plan. As can be seen on the Site Plan Sheet C-002, there is no proposed work within the delineated wetlands. All of the work, however, does occur within the 100-foot upland review area (URA) of the wetlands.

The FEMA floodway and 100-year floodplain Zone AE are also located immediately adjacent to the site on the east for Avery's Brook. **Figures 2A and 2B** show the FEMA mapping for the PS site at different scales. The 100-year floodplain elevation for the site is 183.1 feet NAVD 88 and the 500-year floodplain elevation for the site is 183.9 feet NAVD 88. All work within the PS site will occur outside the 100-year floodplain and above ground elevation ~184.0 feet NAVD 88.

*Purpose & Description:*

This wastewater PS will be upgraded, including demolition of the existing dry pit pump station and existing flow meter vault, installation of a new below-grade valve vault and pump station, installation of a new 1,000-gallon Convault above-ground diesel storage tank, a new generator to be installed in the existing Generator Building, and other work, including new paving, fencing, lighting and other miscellaneous site improvements.

*Benedict Drive Pump Station (PS)  
Upgrade Project*

A new 1,000-gallon Convault above-ground diesel storage tank will be installed on a concrete pad with a minimum elevation of 184.0 feet NAVD 88, which is above the elevation of the 500-year floodplain of 183.9 feet NAVD 88. The existing Generator Building has a finished floor (FF) elevation of 184.4 feet NAVD 88, which is also above the 500-year floodplain elevation. A new generator will be installed inside the Generator Building. Other improvements to the Generator Building include adding a single-user restroom and other miscellaneous improvements.

**Attachment 1** includes the project site plans prepared by Arcadis that show the existing conditions, demolition work and changes to the PS. There are no proposed changes to stormwater handling at the site. A double swing gate will be installed at the back end of the PS site and an area of crushed stone placed for snow plow material to be pushed onto. The crushed stone area will be approximately 10 ft. x 10 ft. and consist of approximately 4 cubic yards of 1.5-inch crushed stone. As agreed by the Town of South Windsor, the snow plow area may extend into the floodplain as long as current grades are maintained.

Appropriate erosion and sediment (E&S) control measures will be utilized to minimize erosion and sedimentation off-site, to protect any impacted stormwater features, and to protect adjacent wetlands and Avery's Brook adjacent to the site. The Contractor will be responsible for all E&S control measures installation, monitoring and maintenance. The entire PS encompasses a total of approximately 7,500 square feet (SF) (~0.17 acres). Therefore, the total site disturbance for this project will be, at a maximum, 0.17 acres which is less than 0.5 acres (the threshold for the need for an E&S Control Plan). Site disturbance within the wetlands URA is estimated at approximately 0.17 acres. Refer to site plan C-005 for E&S notes and details.

**Alternatives:**

No alternatives were considered as the work is necessary to maintain functioning and proper operation and maintenance of this wastewater PS. The PS will largely remain within the existing footprint of the current PS site. No wetlands or watercourses will be directly impacted as a result of this project. The work will occur within the URA as the entire PS site lies within the URA for the delineated wetlands. Appropriate E&S control measures will be included in the design plans and specifications to protect adjacent wetlands and watercourses that could be impacted during construction.

**Project Schedule:**

The anticipated work schedule is as follows:

Bidding:	Winter 2023-2024
Construction Start:	Summer / Fall 2024
Construction End:	Summer / Fall 2025

**COMPLETED CTDEEP STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM:**

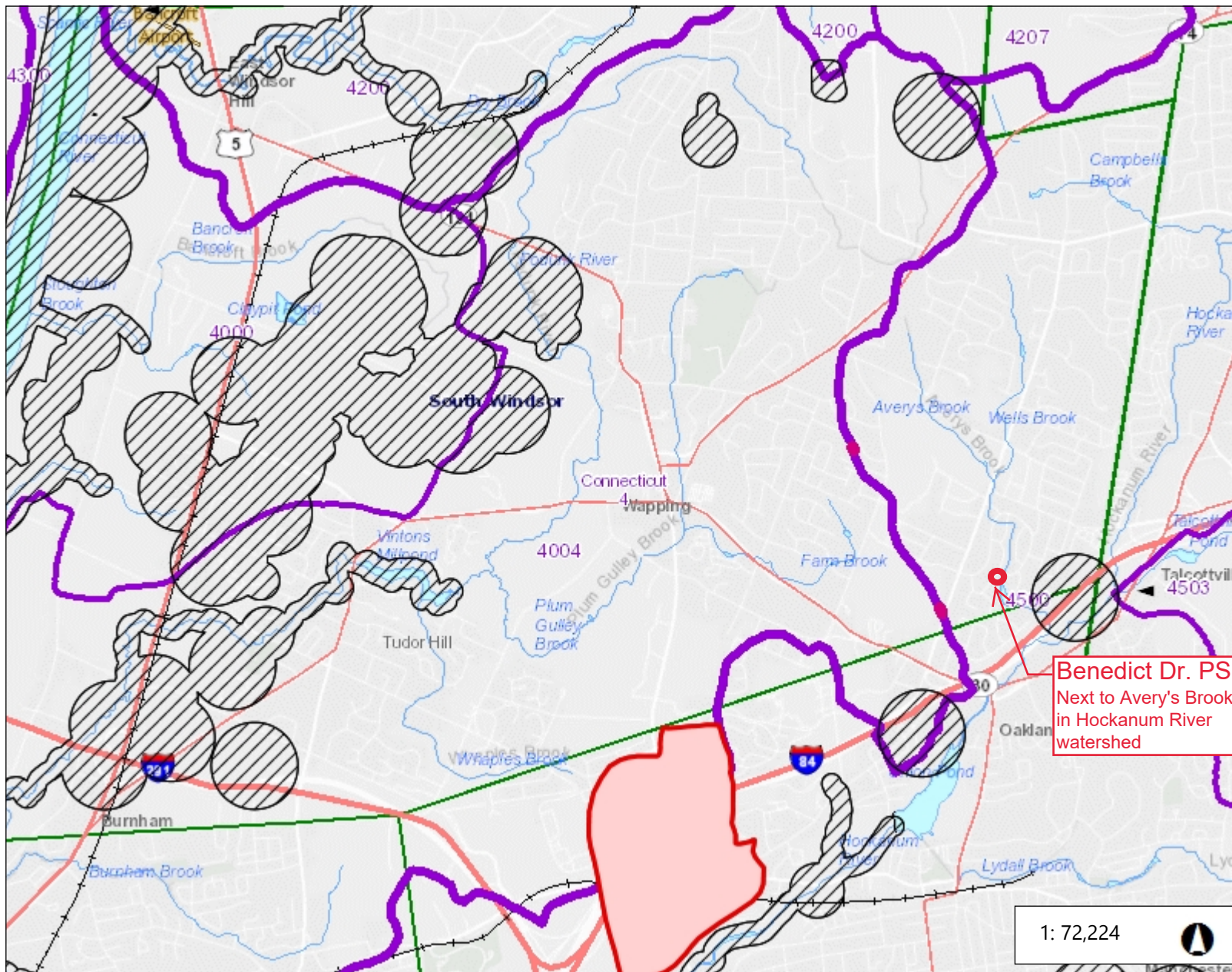
Refer to **Attachment 2**.

**ADDITIONAL CERTIFICATIONS - ACTIVITIES AFFECTING ADJOINING MUNICIPALITIES:**

1. No part of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality.
2. Traffic attributable to the completed project on the site will not use streets within the adjoining municipality to enter or exit the site.
3. Sewer or water drainage from the project site will not flow through and impact the sewage or drainage system within the adjoining municipality.
4. Water runoff from the improved site will not impact streets or other municipal or private property within the adjoining municipality.



**FIGURE 1**  
**SITE LOCATION MAP**  
**BENEDICT DRIVE PUMP STATION**  
**455 BENEDICT DRIVE, SOUTH WINDSOR, CT**



### Legend

#### Major Basin Boundary

- Major Basin
- Out of State Basin Closure

#### Subregional Basin Boundary

- Major Basin
- Out of State Basin Closure
- Regional Basin
- Subregional Basin

#### Subregional Basin

- Subregional Drainage Basin D
- Natural Diversity Database Area

#### Aquifer Protection Area

- Final Adopted Aquifer Protection
- Final Aquifer Protection
- Preliminary Aquifer Protection

#### Wellhead Protection Areas - A

- MA Wellfield
- RI Wellfield

#### Geographic Names5

#### Geographic Place 2

#### Airport

- Airport
- Heliport

#### Railroad

#### Routes 5

- Interstate

1: 72,224



2.3 0 1.14 2.3 Miles

### Notes





## SOUTH WINDSOR PUMP STATIONS UPGRADES – FEMA MAP EXCERPTS FROM BASIS OF DESIGN REPORT

Basis of Design Report

Benedict Drive, Clark Street, and Pleasant Valley Road Pump Station Upgrades

Benedict Drive Pump Station

**FIGURE 2B: BENEDICT DRIVE PS FEMA EXCERPT**



Figure 3 FIRMette of 445 Benedict Drive





## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions.

If completing by hand - please print and use the [pdf version](#).

Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.

**ATTACHMENT 2**

### PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: [Click Here for Year](#) month: [Click Here for Month](#)
2. CHOOSE ACTION TAKEN (see instructions for code): [Click Here to Choose a Code](#)
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(type name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (type name): South Windsor  
does this project cross municipal boundaries (check one)? yes ☐ no ☒  
if yes, list the other town(s) in which the activity is occurring (type name(s)): \_\_\_\_\_, \_\_\_\_\_
6. LOCATION (click on hyperlinks for information): [USGS quad map name](#): Manchester or [quad number](#): 38  
[subregional drainage basin number](#): 450009
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Town of South Windsor
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (type information): Benedict Dr. Pump Station, 455 Benedict Dr.  
briefly describe the action/project/activity (check and type information): temporary ☐ permanent ☒ description: \_\_\_\_\_  
Wastewater Pump Station Upgrade Project
9. ACTIVITY *PURPOSE* CODE (see instructions for code): E
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 1, 2, 12, Click for Code
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, type acres or linear feet as indicated):  
wetlands: 0.00 acres open water body: 0.00 acres stream: 0.00 linear feet
12. UPLAND AREA ALTERED (type acres as indicated): 0.17 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): 0 acres

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO