

**TOWN OF SOUTH WINDSOR
INLAND WETLANDS AGENCY / CONSERVATION COMMISSION
Regular Meeting 4/20/2022 7:00pm**

MINUTES: April 20, 2022

MEMBERS PRESENT: Barbara Kelly, John Phillips, Paul Cote, Arthur Jennings, Jim Macdonald,
Adam Reed

ALTERNATES PRESENT: Joe Durette, seated for Dan Katzbek

STAFF PRESENT: Jeff Folger, Sr Environmental Planner
Lisa Giroux, Recording Secretary

COUNCIL LIAISON PRESENT: None

THE FOLLOWING ARE MOTIONS MADE DURING THE REGULAR MEETING OF THE INLAND WETLANDS AGENCY/ CONSERVATION COMMISSION:

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

PUBLIC PARTICIPATION: None

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: 04-06-22 Were approved by consensus with corrections.

CONSERVATION COMMISSION:

Mr. Folger commented on the Girl Scout troop tree planting project at the Town Hall and the priest property. Trees will be spaced at first and more trees to be added if needed. Mr. Folger to draft a letter requesting buffer in the Sanctuary within next week before tree planting season.

WETLAND OFFICER:

Jeff Folger met with the new Town Attorney and spoke to him regarding issuing a caveat on the deed for the property located at 40 Sea Pave Dr. to provide an alert for the continued violation.

Mr. Folger met with the Design Team at Pleasant Valley School to address the large amounts of water generated on the property after storms. Mr. Folger stated that the site plan and storm water plan were to be revised. Commissioner Phillips questioned whether the issue should be addressed to the commission and Mr. Folger suggested that it not be addressed at this point, but recommended a limnologist be hired to address issue with suspended solids in the pond. Commissioner Kelly reiterated the importance of establishing temporary vegetation to keep soil in place and reduce runoff. Mr. Folger stated that they will be hydro-seeding the site.

Commissioner Reed read aloud the Notice of Public Hearing.

PUBLIC HEARING:

- 1. Appl. 22-16P, Scannell, 352, 394 Sullivan Ave and 67, 68 Kennedy Rd – IWA/CC** application for a re-subdivision and to construct a Distribution Facility, parking, stormwater management and associated utilities, on property located northerly of Sullivan Ave and westerly of Kennedy Rd. Industrial (I) zone.

Peter DeMallie, President of Design Professionals reviewed the application on behalf of Scannell Properties, #644 LLC. Mr. DeMallie introduced the design team for the proposed property including Senior Wetlands Scientist Dean Gustafson, Director of Operations and Landscape Architecture Benjamin Wheeler, Licensed Professional Engineer and Project Manager Daniel Jameson, and Legal Advisor Tom Cody. Mr. DeMallie described the site plan proposal for a warehouse and distribution center to be located on the northwest corner of Sullivan Avenue and the west side of Kennedy Road. He explained the four parcels are to be consolidated, and currently labeled as 67 Kennedy Road, 68 Kennedy Road, 352 Sullivan Avenue, and unidentified small parcel which connects the four parcels. He further described the proposal to construct the 241,800 square foot building neighboring the Federal Express Ground Facility and other similarly sized industrial facilities neighboring the property. The proposed property consists of 2.29 acres of flagged wetlands. He summarized the plan to preserve 0.69 acres in a conservation area at the northeast portion of the site and remove three existing buildings on the site.

Dean Gustafson consultant from AllPoints Technology, reviewed his qualifications as Soil Scientist with 34 years' experience in the field. Mr. Gustafson discussed the existing site conditions and distinguished five distinct wetlands areas present on the property. Wetlands 1 and 2 are considered isolated and located in northeast corner of the property, separated by a large fill pile placed at the time of construction of original building. Wetland 5 is small drainage feature located on southern side of rail line. Wetlands 3 and 4 are located in the interior of the property, formed by shallow depressions in the field and also considered isolated. Mr. Gustafson explained how historically, the site was used for agricultural purposes and displayed historical aerial photos of the property. His research concluded the wetlands do not provided significant level of function of values.

Peter DeMallie continued to provide an overview of the proposed construction of the e-commerce distribution center to be identified at 67 Kennedy Road, consisting of a driveway on the northerly side, allowing access to the 25 loading docks and 59 trailer spaces with an outlet only for westbound trucks. Included in the proposal is the construction of the cul-de-sac to complete Kennedy Road. The land beyond Kennedy Road is to remain undeveloped, with the Town of South Windsor to decide on its usage.

Daniel Jameson, Project Manager of Design Professionals discussed the drainage and stormwater management on the proposed property. Mr. Jameson explained how the evaluation of the site topography determined the wetlands were self-contained within Sullivan Avenue and Kennedy Road. Mr. Jameson identified four discharge design points on the property. He explained how the main design point (Point 1) is comprised of an 18 inch culvert which currently conveys water to a gully which drains to the Scantic River. Point 2 would be located on the northwest corner and consists of a swale conveying water to the west and eventually leading to the Scantic River. Point 3 would utilize the existing catch basin on southern west corner of the site, Point 4 would capture flow and lead it to Kennedy Road. Mr. Jameson identified eight detention systems for detention, and water quality and conveyance, consisting of three surface basins and five underground systems. He further detailed each detention system proposed for the property, specifically noting their purpose in mitigating the runoff and discharge on the property. Mr. Jameson address Mr. Folger's

previous comment regarding the current use of the pipe and did not anticipate any significant increase in water flow with the proposed plan.

Peter DeMallie added that all zoning requirements were satisfied for this proposal and highlighted a few requirements specifically.

Mr. Gustafson addressed the intermittent stream system on the north side, stating the velocities leaving the site at the discharge point are not going to be increased over existing conditions and unlikely to have adverse effects to the receiving stream system.

There was a discussion about the recent delineation work completed on the water course at the north side of railroad track outside of the work done by Design Professionals.

Dean Gustafson detailed the plan to save and plant blocks of trees to assist in creating wetland hydrology adding that linking the area to nearby habitats would be beneficial. He reiterated his findings showing no significant loss of function of value services with the proposed use and that appropriate level of mitigation would be used to compensate for overall impact on wetlands. Mr. Gustafson further discussed the proposed use of a wetlands protection plan to install erosion control measures and monitor comprehensive mitigation to protect and enhance wetland resources in the town.

Benjamin Wheeler, CT licensed Landscape Architect detailed the proposed use of various plants, shrubs, trees to provide food/cover for wildlife in the wetlands areas. Mr. Wheeler noted that the plans for the western side of the basin call for a Swale mix but should be revised to a native wildflower mix.

Peter DeMallie discussed a feasible alternative plan for developing the site without any impact on wetlands. He remarked that the alternative option did not meet market demand due to the shape of the building and location of the loading docks. Mr. DeMallie remarked that the wetland pockets in the alternative plan would be even more isolated due to being surrounded by development thus creating lower value for the two pockets of wetlands area.

Commissioner Kelly welcomed questions from the commission and staff.

Mr. Folger concurred with accuracy of delineation by All Points. He commented about the standing water in each wetland area, beyond the flagging which may be due to hydroperiod in the early spring. Mr. Folger agreed with the proposed erosion sediment control plan and commented about the provisions for dust wind erosion within the plan. He questioned extending peak flow through the northern discharge point and would like comparison of current peak flow duration and if that would be considered as a design point for discharge. Mr. Folger commented that this mitigation plan would tend more towards a wooded wetland upon maturity and concurred the retention area's numbers would satisfy the proposed flows on the site.

Mr. Folger requested developing an alternate design which would incorporate the removal of the two southern wetlands, and locate the creation area just south of the proposed restoration area.

Commissioner Phillips and Commission Kelly recently visited the site. Mr. Phillips posed a question regarding the underground detention system and water table appearing close to surface.

There was a discussion about groundwater in the area being controlled at the bottom of the underground system. Mr. Jameson expects groundwater to reach equilibrium after building is fully constructed.

Commissioner Kelly asked for clarification regarding loss of recharge function. There was a discussion about peak flow and infiltration and Mr. Jameson stated he would refer to the numbers on the hydrograph curve for peak flow. He commented that during the wet period, the model proposed would contain water in the underground chamber.

Commissioner Reed posed a question on the storm water design. Daniel Jameson provided details regarding the watering of the wetland area.

Commissioner Kelly addressed the northern side of the building's proximity to the wetlands being a concern during the demolition phase. There was a suggestion to use a physical barrier for this area during the demolition phase.

Commissioner Kelly requested information regarding the distinction between the isolation of the wetland areas. Dean Gustafson explained that wetlands will be hydrologically isolated but explained the potential of ecologically connecting the wetlands. Mr. Gustafson also reiterated that currently there are no signs of significant utilization of the wetlands habitat by wetland dependent species.

Commissioner Macdonald mentioned that property's historical use of cultivating tobacco and questioned how long the area has been deemed wetlands. Dean Gustafson explained that mechanical compaction during cultivation could have enhanced or created wetlands in time. Commissioner Kelly reiterated that she and Commissioner Phillips visited the site property to observe the wetland area beyond the flagging. There was a discussion about the extensive delineation completed on the property.

Commissioner Kelly welcomed comments from the public.

Mr. Rich Delhaie of 95 Cody Circle spoke against the application providing both conceptual and technical opposition. He spoke about the moratorium barring future applications for distribution centers and suggested this distribution center is not needed for the town's economic growth. He commented about the application missing an accurate drainage report, missing a stamp from engineer, and suggested that the submission was rushed in order to submit prior to moratorium. He requested a corrected drainage report. Commissioner Kelly reiterated that we are awaiting engineer's comments regarding storm drainage report.

Commissioner Kelly asked if there was any other input from the public or from the applicant.

Commissioner Phillips motioned to continue the public hearing to the next regularly scheduled meeting.

Commissioner Reed second the motion.

Ms. Ginny Macro stood up to speak prior to voting on the motion.

Withdrawal to second

Withdrawal to motion

Ms. Ginny Macro of 1828 Main Street spoke against the application. As the Historic Preservation Chairperson for twenty plus years, Ms. Macro showed concern regarding the

flow from the site into Scantic River, specifically questioning pollution mitigation. She further noted the uniqueness of the river site, being the location of the town farm and having historical value. Commissioner Kelly stated that the concern of erosive forces will be addressed.

Mr. Carl Sampson of 12 Bess Rd., Enfield spoke against the application as President of the Scantic River Watershed Association. Mr. Sampson showed concern about pollutants draining into Scantic River.

Commissioner Kelly asked if any other input from the public

Commissioner Phillips motioned to extend the public hearing for Appl. 22-16P to the next regularly scheduled meeting.

Commissioner Reed seconded the motion. The motion passed unanimously.

Commissioner Kelly clarified that the meeting date is May fourth.

NEW BUSINESS:

1. **Appl. 22-16P, Scannell, 352, 394 Sullivan Ave and 67, 68 Kennedy Rd – IWA/CC** application for a re-subdivision and to construct a Distribution Facility, parking, stormwater management and associated utilities, on property located northerly of Sullivan Ave and westerly of Kennedy Rd. Industrial (I) zone.

The public hearing was continued for this agenda item.

OLD BUSINESS: None.

OTHER BUSINESS: storm water ordinance on next agenda.
Commissioner Phillips- plan to retire current regulations

APPLICATIONS RECEIVED: None

ADJOURNMENT:

Motion to: adjourn was made by: Commissioner Jennings
Second by: Commissioner Phillips
The motion carried.
The vote was unanimous.

Respectfully submitted:

Lisa Giroux
Recording Secretary