

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

MINUTES: August 4, 2021, Special Meeting

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

ALTERNATES PRESENT: Daniel Katzbek

STAFF PRESENT: Jeff Folger, Sr Environmental Planner
Caitlin O'Neil, Recording Secretary

COUNCIL LIAISON PRESENT:

Chairperson Kelly called the meeting to order at 7:01 p.m.

PUBLIC PARTICIPATION: None

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES:

CONSERVATION COMMISSION:

WETLAND OFFICER:

PUBLIC HEARING:

1. **Appl. #21-36P** – 25 Talbot Lane – 25 & 5 Talbot Lane, 475 & 551 Governors Hwy – IWA/Conservation Commission application for the construction of an industrial distribution center, parking and storage areas, stormwater structures and associated utilities on property located southerly of Governors Highway and easterly of Talbot Lane - Industrial (I) Zone

Chairperson Kelly commented that at the last regularly scheduled meeting the committee decided to hold a special meeting for the public hearing of Appl. 21-26P. Chairperson Kelly explained this public hearing is only focused on the Inland Wetland issues that effect of this application. Chairperson Kelly commented that any additional concerns regarding the application should be brought to the appropriate agencies, most likely, the Planning and Zoning Commission. Chairperson Kelly seated Alternate Commissioner Katzbek for Commissioner Warren.

Peter DeMallie from Design Professionals represented the applicant UW Vintage LLC and reviewed the Mr. DeMallie commented that also present was Ben Wheeler Landscape Architect from Design Professionals, Jim McManus principle of JMM Wetland Consulting Services, Jim Conner attorney for the development from Updike, Kelly and Spellacy Law Firm and lastly, the applicant Bob Urso. Mr. DeMallie reviewed the application for the 30.37-acre site consisting of 4 parcels that would be consolidated to create one lot. Mr. DeMallie reviewed the surrounding abutters citing Carla's Pasta and GNS Scrap Metal, both industrial businesses to the west and north of the property. Mr. DeMallie commented that there is Town Open Space in the southeast corner of the property and 8 house lots on Edgewood Drive on the southern border of the property. Additionally, to the east of the property is Temple Beth Hillel and residential neighborhood Cody Circle. Two house lots abut the property from this direction. Mr. DeMallie

commented that the Town's Plan of Conservation and Development shows industrial use for this proposed area, ultimately, the intended use for this application is a distribution center.

Mr. DeMallie highlighted the proposed building's dimensions and commented that the building would be 440 ft. in width and 810 ft. deep, approximately 360,000 square feet, 12,000 of which would be office space. All vehicular traffic will access the site from Talbot Lane. Mr. DeMallie commented that there would be two employee parking lots, totally 269 spaces, which will sit on the southeast and southwest corners of the site. Mr. DeMallie mentioned there would be 27 electric vehicle-charging stations, 9 of which would be fully activated. Mr. DeMallie explained that all shipping and receiving would be situated on the northern end of the site facing Governors Highway, intentionally avoiding the neighborhoods of Edgewood Drive and Cody Circle. Mr. DeMallie commented that the entire site would have an 8 ft. fence surrounding the property. Mr. DeMallie explained that there would be 27 loading docks on northwest side of the building and additional 27 loading docks on northeast corner, totally of 54 loading docks. Additionally, there would be a total of 118 tractor-trailer parking spots between the northwest and northeast corners of the site, adjacent to the loading dock area. Mr. DeMallie reiterated that all entering and existing of the site would be via Talbot Lane.

Mr. DeMallie commented on the water quality basin and swale drainage system that is on the easterly side of the property and explained that Ben Wheeler would discuss this further. Mr. DeMallie commented that building coverage would be about 27%, the regulations call for no more than 50% building coverage in industrial zone. Mr. DeMallie commented that the applicant has met all regulations for dimensional requirements. Mr. DeMallie explained that there is no proposed outside yard for storage and materials and all storage would be inside of the building. Mr. DeMallie commented on the buffer and explained the east and south side would have a full 50 ft. wide buffer in addition to a 40 ft. wide earthen berm with planted evergreen trees. Additionally, the berm would surround the wetlands area in the northeast corner to help preserve it. Mr. DeMallie commented that the proposed building would be approximately 100 ft. from Governors Highway, 215 ft. from the southerly property line of Edgewood Drive and 425 ft. from easterly boundary of Cody Circle. Mr. DeMallie commented that they identified 4 wetland locations, one on the northeast corner of the lot, and one to the western side of the property, both to remain undisturbed. Additionally, there identified two man-made agricultural ditches that would be partial filled.

Ben Wheeler from Design Professionals commented that he would address landscaping, erosion and sedimentation control, water quality and wetlands area. Mr. Wheeler commented that the existing drainage patterns, site is split with one portion draining to the west and the other draining to the east. Mr. Wheeler commented that there is an off-site stilling basin and 36-inch pipe installed to accommodate drainage, a majority of the drainage will be directed to this stilling basin and pipe. Mr. Wheeler explained that the plan does call for partial filling of the agricultural ditches on site, as a result, some areas east of the berm will likely still collect surface and run off water from adjacent areas. Additionally, the ditches will continue to be hydrated because of the seasonally high water table in this area.

Mr. Wheeler commented that stormwater on eastern and southern half of building will be directed towards large water quality basin and a majority of the western half of the building would be conveyed through pipes before discharging into southwest water basins. Mr. Wheeler explained that the remaining portion of the western half of the roof water would be piped directly to the proposed created wetlands area to be mitigated and to hydrate the existing wetlands immediately adjacent to this area. Mr. Wheeler commented that the water quality basin would have an outlet on the western end that would have an outlet control structure to regulate the stormwater leaving the site. Mr. Wheeler explained that per the Stormwater Management Report, the reported peak flows leaving the water quality basin would be below the exiting conditions for 2, 10, 25, 50 and 100 year storm events. The entire perimeter of water quality basin will be seeded with a retention basin wildlife mix and will produce plants that will provide habit and food source for wildlife. Mr. Wheeler added that the narrow portion of the water quality basin at southern end of the site would

be seeded with a combination of retention basin floor mix and western portion would have a variety of wetlands plugs which would aid in further treatment of the stormwater system.

Mr. Wheeler commented that the water quality treatment was designed in accordance with the 2004 Connecticut Stormwater Quality Manual. The proposed water quality basin would provide more than 18 times the water quality volume that is required per the manual. Mr. Wheeler added that the water quality basin would have deep pockets that would be approximately 9 feet deep that would help support a finfish population and helps promote natural convection to make sure the water continually circulates.

Mr. Wheelers reviewed the erosion and sedimentation control plans. Mr. Wheeler commented that the extensive E&S plans were designed using the 2002 Connecticut Guidelines for Soil, Erosion and Sediment Control. Mr. Wheeler explained that some of the control measures included perimeter silt fence, temporary diversion swales, temporary siltation basins, inlet control measures, woodchip dikes and a stone construction entrance on Talbot Lane. Mr. Wheeler added that part of the Stormwater Reports details the temporary stabilization of exposed areas and the proposed control of the construction related dust. Mr. Wheeler commented that the northeast corner and western edge of the site has naturally occurring wetlands which would be preserved with no direct disturbance. Mr. Wheeler continued that the only direct impacts to wetlands would be the manmade agricultural ditches. Mr. Wheeler commented that they are proposing to mitigate those disturbances by creating a new wetland adjacent to the existing wetlands pocket on the western side of the site, the created wetland would allow for more habitat diversity. Mr. Wheeler explained the created wetland is proposed to be sized to be slightly larger than area of the manmade ditches. The floor of this proposed wetland would be seeded with wetland mix which would provide a variety of plants that are native to wetlands area, provide habitat and food sources. Additionally, the perimeter of wetland will be planted with a variety of shrubs, many that would be berry producing and several shade trees.

Mr. Wheeler reiterated the 50 ft. buffer that Peter DeMallie mentioned earlier in the presentation. Mr. Wheeler explained that the 50 ft. buffer would be achieved by utilizing existing trees on the boarder. Mr. Wheeler commented that the additional berm would be planted with evergreen trees, seeded with showy northeast native wildflower mix, all plants in this mix would attract dragonflies, which is a natural mosquito deterrent. Mr. Wheeler commented on the 2.5 acres of native forbs which would provide additional food and shelter for wildlife and the native wildflower mix would attract and support bees. Mr. Wheeler commented that they did receive written comments from Environmental Planner Jeff Folger and would like to address those. Mr. Folger commented on mosquito control and the applicant is agreeable to continue to work with Mr. Folger on appropriate solutions to this issue, a likely solution may be to use larvacide at appropriate times of year. Additional concern from Mr. Folger is the ability for the property to maintain downstream stormwater systems Mr. Wheeler commented that a portion of the site belongs to the Constitution Landing Subdivision and therefore is a part of its Association which is responsible for the downstream structures and detention basin.

Jim McManus certified soil scientist with JMM Wetland Consulting Services reviewed his visit to the site on June 10, 2021 to assess the wetland boundaries. Mr. McManus commented that he agreed with previous delineation report. Mr. McManus explained the breakdown of the wetland sites with wetland 1 being in the southwest corner of the site, wetland 2 being in the northeast corner and the 2 agricultural ditches identified as water course 1 and water course 2. Mr. McManus commented that wetland 1 was disturbed in nature and would be classified as a forested swamp with vegetation like red maple, sugar maple, green briar, and laurel fern. Mr. McManus continued and explained wetland 2 was another isolated wetland that was disturbed, citing fill piles and landscape debris. Mr. McManus would also classify wetland 2 as a wooded swamp with similar vegetation as wetland 1 in addition to fire bush, bittersweet vine, and poison ivy. Mr. McManus commented that the agricultural ditches were likely constructed by a farmer to assist with the water table. Mr. McManus commented on the soil types. In non-disturbed areas,

the soil is an outwash soil of the Ninigret soil series. Wet soils in non-disturbed areas are identified as the poorly drained Walpole series.

Mr. McManus commented on the functional value of soil in the wetlands. Wetland 1 had 3 principle functions, ground water re-charge and discharge, sediment toxic retention and nutrient removal. The primary function for wetland 2 was ground water recharge and discharge. Mr. McManus commented that the principle functions were at a relatively low level. Mr. McManus commented that they would be filling the agriculture ditches approximately 13,781 SF of direct impact for the building and parking. Mr. McManus commented on that indirect impacts and reiterated Ben Wheeler's comments that they have a robust soil and erosion and sedimentation plan that meets the 2002 Guidelines. Mr. McManus commented that the soils on site are minimally erosive, which would reduce the potential for significant erosion.

Mr. McManus commented on habitat loss through vegetation removal, the proposed plan would remove a vast amount of the full wooded area. However, Mr. McManus commented that currently, the wetlands are low functioning and he felt this plan would bring this wetland area back to life. McManus summarized that with diligent monitoring during the construction phase, he does not see any significant long or short-term impacts for wetlands.

Peter DeMallie reviewed 3 previously proposed site plans (Exhibit A). Mr. DeMallie commented on the first exhibit, which was a proposed 34-lot subdivision. Mr. DeMallie explained that the past applicant was told this subdivision was not feasible due to the Plan of Conservation and Development stating no industrial land could be changed to residential. Mr. DeMallie commented that another proposed site plan was for a 71-unit cluster development, which also had the issue of a zone change that was not approved by the Planning and Zoning Commission. Mr. DeMallie commented that the last concept was from 2006, a street with smaller industrial lots. Mr. DeMallie explained that there is little demand for multi industrial lots. Mr. DeMallie commented that the current application is the most prudent and feasible option for this site. Ben Wheeler echoed Mr. DeMallie comments on the project being the most viable option for the land.

Chairperson Kelly asked if there were any further comments from Town Staff.

Environmental Planner Jeff Folger commented no further comments except he would like to examine the site a bit more with applicants in the field, and use any opportunity to improve ecological integrity after development. Mr. Folger agreed that the erosion and sedimentation control plan is robust, however, one item that is of concern is potential wind erosion during construction. Additionally, Mr. Folger would like more details on dust control during construction. Mr. Folger commented that he did agree with Mr. McManus on wetland delineation.

Chairperson Kelly asked Commissioners for comments.

Commissioner Philips clarified with Town Environmental Planner Jeff Folger that Connecticut bases their wetland findings on soil types, not vegetation. Jim McManus commented that Connecticut uses soil as final indicator for wetlands.

Commissioner Muller questioned the amount of upland review area is impacted in the two wetlands area. Commissioner Muller commented that most of the disturbance seems to be along watercourses. Ben Wheeler responded that majority of upland review area disturbance is attributed to the watercourses. Mr. Wheeler commented that he could give a more exact answer at next public hearing.

Chairperson Kelly asked for public comment. Vice Chairperson Philips explained the public comment protocols for public comment.

Richard Delhaie of 95 Cody Circle, Christine Miele of 620 Governors Highway, Kristin Sweeney Bizier of 105 Beldon Road, Jesse Giammarino of 139 Judy Lane, Derrick Butler of 596 Governors

Highway, Nagamathan Subramaniyan of 116 Edgewood Drive, Ryan Will of 95 Beldon Road, Gerald Jeyaraj of 105 Cody Circle, Scot Chipman of 58 Edgewood Drive, Carl Marino of 97 Edgewood Drive, Janet Giammarino of 139 Judy Lane, William Jones of 570 Governors Highway, Eileen Redden of 1 Clover Drive, John Hapkiewicz of 44 Cody Circle, Steve Rondinone of 584 Governors Highway, Michael Willadsen of 50 Beldon Road, Rajaki Nagamathan of 116 Edgewood Drive, Gary Crenshaw of 113 Edgewood Drive, Wei Zhang of 125 Cody Circle, Janet Holowczak of 39 Cody Circle, Karen Viklinetz of 88 Edgewood Drive, Paul LaPenta of 168 Edgewood Drive and John Drenga of 144 Edgewood Drive all spoke against the application. Some of the public provided photos of wildlife, current wetlands map and email correspondence with the Town Planning Department (Exhibit B). Concerns highlighted were run off water contaminated wells, potential basement flooding from excess water, wildlife disturbance, noise pollution, increase in traffic, and pollution from diesel trucks, insufficient notice to abutters, and a questionable wetland delineation.

Commissioner Philips motioned to continue the public hearing to the next regularly scheduled meeting, Wednesday, September 1, 2021.
Commissioner Jennings seconded the motion.
The motion carried unanimously

NEW BUSINESS:

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OLD BUSINESS: None.

OTHER BUSINESS:

APPLICATIONS RECEIVED:

ADJOURNMENT:

Motion to: adjourn at 9:28 p.m.
Was made by: Commissioner Philips
Second by: Commissioner Blondin
The motion carried.
The vote was unanimous.

Respectfully submitted:

Caitlin O'Neil
Recording Secretary