

**TOWN OF SOUTH WINDSOR
INLAND WETLANDS AGENCY / CONSERVATION COMMISSION
Regular Meeting 5/4/2022 7:00pm**

MINUTES: May 4, 2022

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

ALTERNATES PRESENT: None

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

COUNCIL LIAISON PRESENT:

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 pm.

PUBLIC PARTICIPATION:

Motion to: add public participation for items not listed on agenda on to the agenda

Was made by: Commissioner Phillips.

Second by: Commissioner Reed.

The motion carried.

The vote was unanimous.

Chair Kelly welcomed public participation.

John Holowczek, of 39 Cody Circle, clarified his non-involvement in neighbor's filing of wildlife reports pertaining to the tree line conservation appeal that was made in the past.

PERMIT EXTENSIONS: None

CORRESPONDENCE AND REPORTS: None

BONDS: None

MINUTES: 04-20-22 Minutes approved by consensus. Commissioner Muller provided feedback about poor audio quality from last meeting. This issue has been addressed to the IT department.

CONSERVATION COMMISSION:

- 1.) Jeff Folger reviewed recent community projects including the clearing of damaged trees and replanting of new trees on the Priest Property. Mr. Folger noted the plan for additional trees to be planted annually on Arbor Day.

- 2.) Mr. Folger discussed the Girl Scouts project of planting berry bushes in the gully of the walking trail along with informational signage for invasive species providing a theme for the trail.
- 3.) Mr. Folger introduced the Eagle Scout's upcoming summer project for adding coir logs as a conservation measure to help reduce erosion in the stream.
- 4.) Mr. Folger drafted a letter regarding buffer planting at the base of the hill on Barber Hill Road.

WETLAND OFFICER REPORT:

1. Mr. Folger provided an update on the Pleasant Valley School project. Pumps were added in effort to help remove ground water and flow from three areas in addition to hydroseeding banks and soil stock piles.
2. Mr. Folger discussed a Wetland Violation on 1271 Sullivan Avenue, the house adjacent to Duck Pond. Mr. Folger explained that tree stumps were dumped off the bank into the pond. Mr. Folger met with the homeowner regarding the violation and the homeowner took immediate action to begin removing the stumps. There was a discussion about the possibility of stabilization required once removal is completed.

PUBLIC HEARING:

Continuation from 4-20-22

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, storm water 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 continued to review the application on behalf of the applicant. Mr. DeMallie explained that 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. Mr. DeMallie introduced the applicant's representatives and 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 outlined the proposal to construct a 241,000 square foot building on the 19.491 acre property. The proposal includes 25 loading docks, 59 trailer spaces, and 141 parking spaces which remains unchanged from the original presentation. Mr. DeMallie discussed the proposal's direct wetlands impact which remains unchanged from previous presentation and falls within the town's allowable impervious lot coverage. Mr. DeMallie noted that their water quality measures from April 20, 2022 were good and remained unchanged since the previous presentation.

The applicant submitted revised site plans and revised storm drainage reports. Mr. DeMallie summarized the revised plans which were created in response to comments from previous meeting and discussion with town staff. Such changes included the elimination of a surface detention basin (pond 4) and replacement with additional subsurface storage chambers. He explained that the revised plan allows for a wetlands mitigation area of 25,000 square feet within

the area of younger trees, rather than the area of larger, more mature trees. The revised plan includes the expansion of the conservation area from 3.3 acres to 4 acres. The revised plan includes a construction fence to the north side of cold storage facility as per Chair Kelly's suggestion at the last meeting.

Daniel Jameson, Project Manager of Design Professionals discussed changes in the storm water management plan including the removal of the north basin and addition of 2 catch basins to the truck access driveway, conveying flow to the western underground detention system. The plan also calls for modification of outlets for the western underground chamber system. Mr. Jameson followed up answering the question posed at last meeting regarding erosion velocity. Using the Hillstrom Diagram and USDA soil maps, Mr. Jameson stated that the expected peak flow numbers for the revised plan will be greatly reduced.

There was a discussion on the erosive velocity data from the revised plan, showing improvement in comparison to the previous plan. Chair Kelly suggested the possibility of also evaluating erosion downstream.

Commissioner Muller walked the property. He noted his observations of what which appeared to be a typical farmer ditch used in dewatering a field on the neighboring property. He noted his approval of the plan's focus on the northern wetland areas as well as his approval of the new plan's basin, particularly with the groundwater recharge function and shared his hope for this basin to be similar to the pond found of the Federal Express property.

Dean Gustafson, consultant from AllPoints Technology expanded upon the changes in wetlands mitigation area as well as the reduction of peak flow rates. Mr. Gustafson noted his findings regarding the change in hydrology and does not anticipate any negative effects on system downstream. Mr. Gustafson agreed that there is value in conserving the mature upland habitat to the north of the property and further discussed the details of the wetlands enhancement area and wetlands creation area. Mr. Gustafson spoke about how the proposed plan is the most prudent feasible alternative with no likely adverse effect to wetland resources in the town.

There was a discussion regarding the current conditions of the property and what appeared to be an area of fill in between the two wetlands areas. Commissioner Muller suggested the possibility of allowing the developer to move the fill piles. Mr. DeMallie stated that the applicant agrees to remove the fill if allowed by the commission.

Mr. DeMallie concluded the presentation and invited questions from staff, commission, and public.

Chair Kelly noted that the commission is waiting for the updated report from Town Engineer based on the revised Storm Water Management Plan.

Mr. Folger commented on the changes to the plan. Mr. Folger explained that northeastern portion of the property seemed to have been abandoned by farmers in the 1950s which allowed the wooded lot to develop and mature and has been left untouched for the most part. Mr. Folger found value in preserving this area, which provides habitat for local species and compliments the wetlands area. Mr. Folger recognized that the parcel to the north of railroad tracks is also industrial and mentioned the plausibility of further industrialization in this area in the future. Mr. Folger discussed the watercourse from the solar farm area on Rye St. to the 18 inch culvert. The described channel shows no significant evidence of lateral cutting. Mr. Folger stated that if base flow is maintained on this site, he didn't anticipate any change in the morphology of the stream which was a concern previously. Mr. Folger indicated there was plenty of contribution to the stream and that extended retention would not negatively affect the source of water heading towards the Scantic River.

Chair Kelly welcomed comments and questions from the public.

John Holowczek, of 39 Cody Circle questioned the possibility of a vernal pool existing within wetlands area found on the property. Mr. Holowczek stated he was neither for nor against the application but provided a handout for further information regarding vernal pools, exhibit 1: CT Department of Environmental Protection, information regarding Wetland Wildlife Values written by Amy Marrella. Mr. Holowczek also discussed the possibility of minimizing the impact by using a review team to bring in a neutral party to evaluate the site further and provided website information, exhibit 2: CT Environmental Review Team.

Mr. Gustafson provided his findings for wetlands areas 3 and 4, specifically in regards to vernal pool habitats. The data collected from March 30, 2022 found no breeding activity and that both areas held insufficient depth and hydro period to support species, reiterating that neither wetlands in area provide a vernal pool habitat.

Chair Kelly welcomed feedback from the public.

John Holowczek commented that state law and local wetlands regulations protect vernal pools and stated his concern regarding underground storage chambers not equating to vernal pools.

There was a discussion regarding the intent to continue the hearing to the next scheduled meeting due to the need for an updated report from the Town Engineer based on the revised Storm Water Management Plan.

Motion to: continue Public Hearing for Appl. 22-16P to the next scheduled meeting on May 18th
Was made by: Commissioner Phillips.

Second by: Commissioner Jennings

The motion carried.

The vote was unanimous.

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.

OLD BUSINESS:

Commissioners discussed the Illicit Storm Water Discharge Ordinance. It was addressed that Steve Wagner volunteered as Hearing Officer. The commissioners agreed to his suitability for the position as a retired Engineer, and member of both the Planning and Zoning Commission and Water Pollution Control Authority. There was a discussion regarding the Agency position and the practicality of designating a member from Public Works to be responsible for identifying things that should or shouldn't be corrected, while having the commission's ability to provide appropriate guidance. Mr. Folger endorsed Public Works Director, Vincent Stetson. There was also a discussion as to the official title of the position and the logistics of the role. Mr. Folger provided an example of a specific complaint that could be addressed by this Agency. A portion of the ordinance was read aloud and it was explained how the designated enforcement agency shall in consultation with the Town Manager, Town Engineer, and Public Works Personnel, as the case may be, administer, implement, and enforce the provisions of this ordinance.

Motion to: Add into the agenda: a discussion and action on designating a designated enforcement agency for purposes of the Illicit Storm Water Discharge Ordinance.

Was made by: Commissioner Phillips.

Second by: Commissioner Jennings.
The motion carried.
The vote was unanimous.

There was additional discussion over the verbiage of the title and designation of the Director of Public Works to this role.

Motion to: Designate the Director of Public Works as the Designated Enforcement Agency
Was made by: Commissioner Phillips.
Second by: Commissioner Jennings.
The motion carried.
The vote was unanimous.

OTHER BUSINESS: None

APPLICATIONS RECEIVED: None

ADJOURNMENT:

Motion to: adjourn at 8:18 p.m.
Was made by: Commissioner Phillips
Second by: Commissioner Reed
The motion carried.
The vote was unanimous.

Respectfully submitted:

Lisa Giroux
Recording Secretary