

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

Minutes

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July 1, 2015

MEMBERS PRESENT: Elizabeth Warren, Barbara Kelly, John Blondin, Audrey Delnicki, Richard Muller, Carol Heffler

ALTERNATES PRESENT: Jack Phillips sitting for Adam Reed

STAFF PRESENT: Jeff Folger, Sr. Environmental Officer/Conservation Officer
Donna Thompson, Recording Secretary

THE FOLLOWING ARE MOTIONS MADE DURING THE REGULAR MEETING OF THE INLAND WETLANDS AGENCY/ CONSERVATION COMMISSION – MADDEN ROOM

Chairperson Warren called the meeting to order at 7:00 pm

PUBLIC PARTICIPATION: none

PERMIT EXTENSIONS: none

CORRESPONDENCE AND REPORTS: none

BONDS: none

MINUTES: 6/17/2015, approved by consensus

CONSERVATION COMMISSION: Folger reported that the building permit was denied by the Town of South Windsor Building Inspector for construction of the two high tunnels at the Avery Street Community Gardens. The tunnels are designed and certified for 90 mph winds. Due to the proposed use by the public, the inspector is requiring they meet an increased wind load of 100 mph. Folger has contacted Griffin Supplies, who has contacted the manufacturer to see if their engineers can come up with an alteration modification that would satisfy the building official. Any modification proposed would have to be certified for 100 mph winds by an engineer.

Chair Warren stated that the Town Council has referred the proposal for community gardens on Deming Street to the Planning & Zoning Commission (PZC) and back to the Park & Recreation Commission in order to further research alternatives due to the opposition of the neighbors on Deming Street. Commissioners were encouraged to attend the next PZC meeting scheduled for July 14th in support of the gardens location on Deming Street.

WETLAND OFFICER'S REPORT: Folger stated that the construction sites fared well in the recent rains. There was some tracking of mud on Chapel Road but the developers responded quickly to resolve the issue.

The Main Street sink hole project has been graded and the slopes will be seeded down. The site went through all the storms absolutely fine, no problems at all. Commissioner Kelly stated that in the legal issues class she attended today there was an affirmation of the way this Commission handled the situation. The cease and restore order was the suggested approach for this type of issue.

Motion to: amend the agenda to add a determination of public hearing discussion and vote on Appl. #15-36P

Was made by: Commissioner Phillips

Second by: Commissioner Delnicki

The motion carried and the vote was unanimous.

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A suggestion was made to address the New Business prior to the start of the Public Hearing. The representative for Appl #15-32P was amenable to having the Public Hearing after New Business as were a majority of Commissioners.

Motion to: amend the agenda to address New Business out of order
Was made by: Commissioner Blondin
Second by: Commissioner Phillips
The motion carried and the vote was unanimous.

NEW BUSINESS:

Appl. #15-35P – Town of South Windsor, The Fairgrounds at Rye St Park – 75 Brookfield St - IWA/Conservation Commission application for construction of a multi-use field, parking and internal access. The site is located westerly of Brookfield St and northerly of Troy Rd. Rural Residential Zone.

The application will involve the clear cutting and stumping of approximately 16 acres of Town-owned land for the purposes of creating a debris storage area, an all-purpose recreational field, and a possible home for the Wapping Fair. There is a small gully area adjacent to the western portion of the proposed cleared area that involves wetlands. There will be activity within the 80 ft Upland Review Area of that wetland to accommodate access roads around the perimeter of the cleared area.

Motion to: hold a public hearing on July 15, 2015 at 7:10 pm for Appl #15-35P due to the potential for public interest and the potential impact on the swale

Was made by: Commissioner Phillips
Second by: Commissioner Blondin
The motion carried and the vote was unanimous.

Appl. #15-36P – Staybridge Suites Hotel – 274 Buckland Road - IWA/Conservation Commission application for the construction of a hotel building, parking, stormwater structures and associated utilities. The site is located easterly of Buckland Road. Buckland Gateway Development (GD) Zone.

The site plan is for a hotel on property opposite LA Fitness. It will involve direct impact to wetlands.

Motion to: hold a public hearing on July 15, 2015 for Appl #15-36P following Appl #15-35P due to the significant impact to a wetland and the potential for public interest

Was made by: Commissioner Blondin
Second by: Commissioner Delnicki
The motion carried and the vote was unanimous.

PUBLIC HEARING: 7:19 pm

Appl. #15-32P – Town of South Windsor, New Orchard Hill School, 380 Foster Street – IWA/Conservation Commission application for construction of educational institution building, parking, stormwater management system and associated utilities. The site is located easterly of Foster Street and westerly of Arnold Way. A-30 Residential Zone.

Peter DeMallie, Design Professionals, represented the applicant – the Public Building Commission of the Town of South Windsor. Approximately 21 acres will be disturbed on the site; the overall site contains about 3% wetlands; the actual disturbance contains zero wetlands; within the 80 ft Upland Review Area 1.34 acres will be disturbed; impervious coverage is less than 25%; building will be situated 500 ft from Foster Street and 500 ft from Arnold Way on the northerly part of the site. The existing centrally located ball fields located adjacent to the parcel should not be disturbed.

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Chuck Warrington explained that value engineering is done throughout the design process until construction begins. Basically, documents are tested with cost estimates by professional cost estimators, who provide their opinion as to what the construction costs will be. If tracking over budget, then must find ways to bring back within budget and still maintain integrity of the project. Used to identify areas in the project where costs can be saved either by change or elimination.

David Dickson, Licensed Landscape Architect with Milone & MacBroom, reviewed the considerations taken in determining the best placement of the building on the site. These considerations included vehicular and pedestrian traffic, including bikes, buses, parents dropping off students, emergency vehicles; parking (faculty parking will be gated); exits and entrances via Foster Street and Arnold Way; stormwater management needs. Soil has tested positive for pesticides and will require stockpiling on site with the berms vegetated to appear as natural as possible using appropriate landscaping.

Commissioners were concerned about existing cross country trails in the area. Scott Wooden from DRA stated they would be located and addressed.

Andrew Krar, Licensed Professional Engineer with Design Professionals, reviewed the stormwater management plan. Currently, runoff flows to catch basin in Arnold Way. Proposed conditions: west wetland will not be changed; north wetland – 6 acres will flow into this wetland; 11 acres will flow to the catch basin, which is sized to accommodate most of the site. Plan complies with town regulations and will require DEEP permitting. Mr. Krar will look more closely at the channel below the wetlands to determine effect of proposed runoff on the area.

Matt Sanford, Professional Wetland and Soil Scientist with Milone & MacBroom, stated there is a vernal pool and a man made pond (also described as a vernal pool) in the north wetland with localized wildlife habitat; 80% of the riparian buffer has been protected for the vernal pool. The northwest wetland has more invasive species.

Jeff Folger's comments were reviewed. Perimeter controls are not sufficient; erosion controls must be more robust near the north wetland; need more slope stabilization; more detail needed on vegetative swale and erosion & sediment control plan; swale velocity needs to be checked – are there sufficient controls?; detention basin bottoms are flat – must be changed; need underdrain on northern basin; preserve more trees south and east of pond to preserve the canopy. Mr. Folger's recommendations are to be incorporated into the plans for the next meeting.

Mr. DeMallie stated that due to the need to incorporate additional information and required changes from town staff, and to meet the timeline for submission to the State, he is requesting that a special meeting be held in August to continue this public hearing.

Motion to: continue the Public Hearing on Appl #15-32P to a Special Meeting to be held in August

Was made by: Commissioner Phillips

Second by: Commissioner Blondin

The motion carried and the vote was unanimous.

Motion to: hold a Special Meeting on Wednesday, August 12, 2015 at 7:00 pm to continue the Public Hearing on Appl #15-32P and possible actions on the application; and materials shall be submitted to the Planning Office no later than Tuesday morning, August 4, 2015.

Was made by: Commissioner Phillips

Second by: Commissioner Delnicki

The motion carried and the vote was 6 ayes (Warren, Delnicki, Blondin, Kelly, Muller, Phillips); 1 nay (Heffler).

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OLD BUSINESS:

OTHER BUSINESS:

APPLICATIONS RECEIVED:

Appl. #15-36P – Staybridge Suites Hotel – 274 Buckland Road - IWA/Conservation Commission application for the construction of a hotel building, parking, stormwater structures and associated utilities. The site is located easterly of Buckland Road. Buckland Gateway Development (GD) Zone.

ADJOURNMENT:

Motion to: adjourn at 8:52 pm
Was made by: Commissioner Heffler
Second by: Commissioner Delnicki
The motion carried and the vote was unanimous.

Respectfully submitted,

Donna Thompson
Recording Secretary

Approved: July 15, 2015