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MAY 03 2023

**INLAND WETLANDS AGENCY
CONSERVATION COMMISSION**

Barbara Kelly, Chairperson
Inland Wetlands Agency/Conservation Commission
Town of South Windsor
1540 Sullivan Avenue
South Windsor, 06074

May 1, 2023

RE: INLAND WETLAND SOILS AND WATERCOURSES REVIEW OF
APPLICATION #23 11P, INDUSTRIAL FLEX, 75 CONNECTICUT AVENUE
SOUTH WINDSOR, CT

Dear Chairperson Kelly:

My name is James Sipperly and I am a Certified Soil Scientist and a Connecticut Wetland Scientist. I also feel compelled to tell you that I am the Environmental Planner for the City of Middletown, the Wetland Agent for the Town of Portland and I am on the Inland Wetlands and Conservation Commission in my home town of Bozrah.

I was retained by some residents of South Windsor to review the application materials of the project referenced above. I have reviewed the application dated March 10, 2023; the site plans dated March 10, 2023 revised through April 10, 2023; the storm water management report dated March 10, 2023 prepared by Design Professionals, Inc; the soil map of the State of Connecticut (75 Connecticut Avenue); the Town of Windsor Checklist Required Information Site Plans; Minutes of your meeting dated April 19, 2023; reports from James McManus dated February 22, 2023, April 5, 2023 and another supplement letter also dated April 5, 2023.

I did not review a letter referenced received from the Hartford Audubon Society, because it was not readily available.

I also conducted a field site visitation on April 29, 2023 and saw the signs for the Public Hearings on Barbara Road. There weren't any trespass signs on the property.

While I did not use a soil auger or spade on the property, I did make some interesting observations.

First and foremost, I agree with James McManus's wetland and watercourses delineation that he performed back on March 29, 2021. In his letter dated April 5, 2023, in the first paragraph he states that there was an earlier wetland delineation that had slightly less wetland area than his.

In the second paragraph he states that "JMM carefully reviewed the site's soil, focusing on the area where the more substantive difference between the two delineations was observed" This wetland area is in the north western portion of the site.

I saw older orange flagging knots and newer pink and blue flagging placed more recently by Mr. McManus this area. Throughout the site, there was a number of different colored and various aged flagging hanging on trees and bushes.

Without a guided tour, by either the project engineers and/or soils scientist, for many people it would be confusing to know what you are looking at. I understand that there was no formal site visit by the full commission and staff, and that individual commission members went out on their own or in small groups so as to not establish a quorum. A project of this size having an impact on so many homes and people in the neighborhood, in my opinion, a formal site visit by the full commission would have been helpful so that everything was explained to the commission, and the site reviewed properly in its entirety. This prevents ex parte communications and allows the concerned residents to attend and be educated on the project as well.

Having said that, I saw, in other areas of the site, old orange flagging that was placed along an area that was really wet and in a depression. Being a soil scientist and having over 35 years, I see things that other people don't see. In this area (Stacy Ramirez will show you photos and have the exact location) I saw old auger holes that had a mound of subsurface soil next to them. The holes were approximately 16" deep. It appeared that there was a lot of reddish and gray coated silt and sand grains in those mounds. Also, there was old orange flagging that appears to be from earlier delineation surrounding this depression. I am not sure if Mr. McManus tested this area or not seeing that his main focus, as he stated in his report was in the northwest portion of the site.

My recommendation would be to have a neutral, third party soil scientist examine this area to ensure that something was not inadvertently missed. Unfortunately, it does happen sometimes. I will also add that I agree that the site was previously disturbed and that Aquent soils are at times difficult to delineate.

I will also point out that on page 3 of 3 in his report dated February 22, 2023 that "all wetland boundary lines established by the undersigned Soil Scientist are subject to change until officially adopted by, local, state, and federal agencies"

I also agree with Mr. McManus's assessment, that an excavated ditch is not an intermittent watercourse based on his observations that he states on page 2 of his supplemental report dated April 5, 2023.

I do have some experience reviewing drainage calculations and comments from Town Engineers who review them. While I am not an engineer, I would be concerned with the ultimate storm water drainage impacts to Newbury Brook and the Podunk River. I was told that the letter from the Hartford Audubon Society stated this also and that they had property holdings along these reaches of watercourses. You may want to look into that further.

I cannot attend your continuance of the Public Hearing on May 3, 2023 as I have to staff a meeting that night of the Middletown Inland Wetlands and Watercourses Agency.

Please have staff read my letter into the public hearing record.

If you have any questions or require additional information, please contact me at number referenced above.

Very truly yours,

James Sipperly

Certified Soil Scientist, Society of Soil Scientists of Southern New England
Connecticut Wetland Scientist, Connecticut Association of Wetland Scientists



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