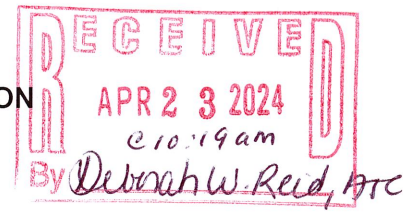


**TOWN OF SOUTH WINDSOR  
INLAND WETLANDS AGENCY / CONSERVATION COMMISSION**



**REGULAR MEETING MINUTES:** 4-17-2024

**MEMBERS PRESENT:** Vice Chairperson Jack Phillips, Chairperson Barbara Kelly, Arthur Jennings, Richard Muller, James MacDonald

**MEMBERS ABSENT:** Steven Cordeiro, John Blondin, Dan Katzbek

**ALTERNATES PRESENT:** Joe Durette

**STAFF PRESENT:** Nicole Kowalik, Recording Secretary

**COUNCIL LIAISON PRESENT:** None

Chairperson Kelly called the meeting to order at 7:00PM. Chairperson Kelly appointed Commissioner Durette for the vacant seat.

**PUBLIC PARTICIPATION:**

Chairperson Kelly asked for public comment for items that were not on agenda. No public comment.

**PERMIT EXTENSIONS:** None

**CORRESPONDENCE AND REPORTS:** Barbara Kelly mentioned that there is a draft of plan for the Town of South Windsor Plan of Conservation and Development and the Agency has opportunity to provide feedback to the PZC

**BONDS:** None

**MINUTES:** Minutes from Regular Meeting on 03/20/24:

Under New Business, second line of paragraph should be "construction of the house"

Second page, second line; "intermittent" not "intermediate"

Start of third Paragraph; "Jonathan" not "John"

**Motion to:** accept the minutes as corrected

Made by: Commissioners Jennings

Second by: Vice Chairperson Phillips

Motion- carried

Vote - unanimous

**CONSERVATION COMMISSION:** None

**WETLAND OFFICER:** Chairperson Barbara Kelly mentioned that she has received a phone call from a citizen, from Sele Drive, that would need to get in contact to someone in the Planning Department regarding a drainage concern

**PUBLIC HEARING:** None

**NEW BUSINESS: Appl. 24-08P, Medical Office Building – 1300 Sullivan Ave – IWA/Conservation**

Commission application for the conversion of an existing house into medical office, stormwater management system and associated utilities, on a portion of land west at 1300 Sullivan Ave. (Formerly 8 Collins Ln.) RR Zone.

Peter DeMallie, President of Design Professionals, presented on behalf of the applicant Vasanth Kainkaryam. Dr. Kainkaryam intends to re-locate his medical practice to 1300 Sullivan Ave because he has outgrown his current facility. The subject property is just under 5 acres in size. Dr. Kainkaryam has applied for the 3,800 square foot residence for the approval under the office conversion overlay regulations. Peter DeMallie presents that site plan and discusses that over the hill is Nevers Park and other abutting properties. It is being proposed that they would widen the driveway, putting in 20-car parking spaces and to renovate the interior of the house. It is also proposed adding some sidewalks getting to and from the parking lot to the building as well as landscaping on the north and west sides and storm drainage facilities. There is not a lot of activity on the property and a lot of it is maintained in a park like setting. George Logan submitted his report stating that the property does not have any wetlands. Mr. Logan also noticed that there are numerous specimen trees on the property and are preserving what they can. In the future, Dr. Kainkaryam intends to have an expansion when the practice continues to grow, including a barn and another 8 parking spaces which bring the total to 27 parking spaces. It is a low impact development.

Jim Luczak, Professional Engineer at Design Professionals, discussed the basic utilities and proposed drainage conditions. The existing house is currently served by a well that is shared. The well will no longer be in use with the house and instead it will be connected to the public water. Currently the area is completely grassed, and the overall drainage is towards Sullivan Avenue. There is a little less than 8,000 square feet of impervious area, under 10% total for the site. It is being proposed to handle everything with BMPs based on the new stormwater manual. Mr. Luczak used the site plan to discuss where the runs off, forebays, catch basins would be placed on the property. Mr. Luczak mentioned that they will be using a silt fence during construction until there is establishment of the area.

Chairperson Kelly asked if they are using the new stormwater quality manual being 1.2 inches. Mr. Luczak answered that that is what they are using.

Commissioner Muller asked if they are using the latest stormwater management guidelines. Mr. Luczak answered that they are.

Chairperson Kelly commented with the size of the disturbance the E&S measures are adequate and appropriate.

Glen Martin, Landscape Architect at Design Professionals, discussed that they will be providing shade trees in the parking lot area and providing flowers for pollinators. They will also provide shrubs and perennials along the foundation of the building entrance. Per request of the town staff, they have increased perennials flowers in the area, this will attract additional pollinators and benefiting insects and food source for birds. Along the west and north property, they will be providing 53 Mountain Laurel shrubs and maintaining most of the wooded area in the back as a buffer. Evergreen shrubs will be provided for screening of the west and south property lines. Most of the wooded area along Sullivan Avenue will remain except for a little bit of clearing for the dumpster pad. The proposed project will allow most of the trees and woods to remain and continue to provide food sources and shelter for wildlife. Mr. Martin presented pictures of the different trees that will remain on the property as well as the wooded area that will be used as a buffer.

Peter DeMallie mentioned there are no wetlands on the property and no wetland disturbance with well drained soils. The engineers have come up with a low impact plan for the stormwater drainage and water quality. Mr. DeMallie mentioned that there will not a lot of patients at the practice at the same time so there is no need for a large parking lot, and it's tucked behind the building. The reason for adding Evergreen onto the property is to cut down on visibility onto the site.

**Motion to: approve Appl. 24-08P, Medical Office Building – 1300 Sullivan Ave – IWA/Conservation**

Commission application for the conversion of an existing house into medical office, stormwater management system and associated utilities, on a portion of land west at 1300 Sullivan Ave. (Formerly 8 Collins Ln.) RR Zone.

Made by: Vice Chairperson Phillips  
Second by: Commissioner Jennings

Standard conditions with \$5,000 bond for E&S and \$5,000 for stormwater basins  
Chairperson Kelly commented that the plan is appropriate for the site.

Motion - carried.  
Vote - unanimous.

**OLD BUSINESS:** None

**OTHER BUSINESS:** None

**APPLICATIONS RECEIVED:** None

**ADJOURNMENT:**

**Motion to:** adjourn at 7:56PM  
Was made by: Vice Chairperson Phillips  
Second by: Commissioner Durette  
Motion - carried.  
Vote - unanimous.

Respectfully Submitted,

Nicole Kowalik,  
Recording Secretary

