

**Town of East Windsor
Conservation Commission/
Inland Wetland Watercourse Agency
Town Hall, 11 Rye Street, P.O. Box 389, Broad Brook, CT 06016
Tel: (860) 623-2302 Fax: (860) 623-4798**

**MINUTES OF REGULAR MEETING
June 1, 2005**

I. CALL TO ORDER

Chairman Maslak called the meeting to order at 7:31 p.m. at the East Windsor Town Hall.

II. ESTABLISHMENT OF QUORUM

Present: John Maslak, Chairman, John Malin, Michael Koczera, Michael Ceppetelli and Richard Osborn

Unable to Attend: John Sawka, Linda Kehoe, Rene Thibodeau

Also Present: Nancy Rudek, Zoning Enforcement Officer

II. APPROVAL OF MINUTES – (05/04/05)

MOTION: To accept the regular meeting minutes of May 5, 2005, as submitted.

Made by Mr. Koczera, seconded by Mr. Osborn

ALL MEMBERS IN FAVOR. MOTION CARRIED.

DISCUSSION/CLARIFICATION: Chairman Maslak asked for clarification of minutes on page 7, 4th paragraph, which “[i]t is stated there are no TEE [sic] slopes present, the Commission was encouraged to look at this on a site walk.”

Per the recording of 5-4-05 meeting, here is the portion in question transcribed:

Chairman Maslak: As far as you know, there are no Terrace Escarpment slopes on that site?

Galen Semprebon: They are not the true terrace escarpments where we typically see the problems. We'll have to go back and look at the soils and see how they were logged in. We have noted the issues having to do with T/E soils, seeing no indications that are usual for T/E slopes.

IV. AGENDA ADDITIONS

MOTION: To add the following agenda items to “Inland Wetland Permit to Conduct Regulated Uses”:

A. 16 Shoham Road: Application of TRI-KR Realty, LLC to conduct regulated activities involving the expansion of existing commercial parking lot, construction of a retaining wall and associated grading. Total parcel is 8.36 acres, served by public water and sewer.

B. 329 Scantic Road (Victory Estates): Application of Victory Outreach Ministries, Inc. to conduct regulated activities associated with a 44 unit Active Adult Housing Development. Total parcel is 35± acres (East Windsor) and 27± (South Windsor)

**Made by Mr. Malin, seconded by Mr. Koczera
ALL MEMBERS IN FAVOR. MOTION CARRIED.**

V. PUBLIC HEARINGS (on Inland Wetland applications)

**A. 102 Winkler Road – Application of BT Properties, LLC to conduct regulated activities associated with the construction of a 10,382 s.f. commercial building with associated parking and storage for a landscaping business. Total parcel is 30.71 acres, served by public water and sewer and is located on west side of Winkler Road and the south side of Newberry Road. Total wetland disturbance is 4,378 square feet.
(35-day deadline to close hearing ends 7/6/05)**

This was published in the newspaper and signs posted, but the notice to the abutters was not sent, a miscommunication. It is a regulatory requirement, not statutory, but it is recommended this item be continued until the July meeting allowing time to fulfill the required notification to abutters.

**MOTION: To open the public hearing on 102 Winkler Road at 7:36 p.m.
Made by Mr. Koczera, seconded by Mr. Osborn
ALL MEMBERS IN FAVOR. MOTION CARRIED.**

Ms. Rudek read the Legal Notice.

**MOTION: TO table this item to the July meeting
Made by Mr. Osborn, seconded by Mr. Koczera
ALL MEMBERS IN FAVOR. MOTION CARRIED.**

B. 247 Rye Street (Farnham Estates) – Continued public hearing on the application of KF Realty LLC to conduct regulated activities associated with an 8 lot planned residential development. Total parcel is 16.88 acres, served by public water and septic system. Total wetland disturbance is 0.002 acres. (35-day deadline to close hearing ends 6/8/05)

Ms. Rudek read to the Commission the letter from Galen Semprebon, P.E., Design Professionals requesting an extension.

**MOTION: To table this item to the July meeting.
Made by Mr. Malin, seconded by Mr. Osborne
ALL MEMBERS IN FAVOR. MOTION CARRIED.**

VI. CONTINUED APPLICATIONS OR BUSINESS

◆ Inland Wetland Permit to Conduct Regulated Uses

- A. 93 Depot Street (Meadow Farms) - Continued application of Housing LTD, LLC to conduct regulated activities associated with a 10 lot subdivision including 9 single family homes and a 44 unit active adult housing complex. Total parcel is 28.69 acres, served by public water and sewer. Total wetland disturbance is 332 +/- square feet. (65-day application period ends 6/10/05)**

Jay Ussery of JR Russo and Associates came before the Commission with John Reveruzzi. Drainage issue questions were addressed. This is an active adult housing project, 44 units and 9 single family residential lots. Referring to the presentation map Mr. Ussery outlined the location of the site, the specifics as to the wetland in the Northeast corner, the watercourse, the farm pond and the drainage discharge adjacent to the pond into the watercourse. He presented seven photos of the existing conditions in the area (railroad right of way and to the West current erosion, water flow issues) the project will alleviate current issues in the area. The Town Engineers comments of May 31, 2005 were given to the applicant.

What the volume of water currently existing on the property through and around the culvert in question? The drainage area maps were viewed and tables consulted. The site is not detaining water, there is a water quality basin. Peak flow rates, current non-development at 72 CSF, at the same location post-development it will be 50 CSF, a decrease. The effects on the wetland were discussed, the soil scientist looked at the site and the wetlands are 700-800 feet off site. There will be an easement in favor of E.W. for maintenance of the basin. The applicant had an easement plan in drafted for the WPCA, but their attorney determined they did not need nor want that easement.

Mike Gagnolati, soil scientist came forward to discuss the soils in lots 6, 7, 8, sandy looms in test pits. The soils in the test pits near the basin revealed: 36" fine sandy/loam; 80" reduced gray sandy loam; 80-90 red/brown gravel; 90 silt to clay. There is mature growth on the slope – these are not terrace escarpment slopes.

The upland area of the specific lots was discussed to make sure there was enough upland areas to meet or exceed PZC requirements. The conservation easement parameters were discussed, especially lots 6, 7,8 to protect the majority of the steeper slopes.

**MOTION: To accept the application for 93 Depot Street, Meadow Farms with the following condition:
The conservation easement is acceptable to the wetlands agent.**

Made by Mr. Osborn, seconded by Mr. Malin

DISCUSSION: The conservation easement was discussed, restrictions it places on owners, as well as markings to delineate the easement.

VOTE: ALL IN FAVOR. MOTION CARRIED.

MOTION: To go out of Agenda order to address a requested extension from Design Professionals for Farnham Estates

Made by Mr. Osborn, seconded by Mr. Koczera

ALL MEMBERS IN FAVOR. MOTION CARRIED.

247 Rye Street (Farnham Estates)

MOTION: To grant a 35 day extension to close the hearing on 247 Rye Street (Farnham Estates), as requested by the applicant, in writing.

Made by Mr. Koczera, seconded by Mr. Osborn

ALL MEMBERS IN FAVOR. MOTION CARRIED.

***Return to agenda order*

VII. RECEIPT OF APPLICATIONS

◆ Amendment/Extension of Existing Permit

- ◆ Permitted Use As Of Right**
- ◆ Jurisdictional Ruling (determination of permit needed)**
- ◆ Inland Wetland Permit to Conduct Regulated Uses**

- A. 16 Shoham Road: Application of TRI-KR Realty, LLC to conduct regulated activities involving the expansion of existing commercial parking lot, construction of a retaining wall and associated grading. Total parcel is 8.36 acres, served by public water and sewer.**

MOTION: To accept the application and \$230 fee for 16 Shoham Road

Made by Mr. Osborn, seconded by Mr. Koczera

ALL MEMBERS IN FAVOR. MOTION CARRIED.

Brief Presentation: Dave Palmberg of William R. Palmberg Land Surveyors, Mike Gragnolati and John Pizzimenti, Tri-KR Realty came before the Commission and presented plans for expanding the parking lot and

constructing a retaining wall. The existing conditions and current use of the site were outlined, the wetlands flagged. The entire project is within the regulated area, as is the existing parking lot. The detention basin and vegetation were outlined. The wetlands are not natural, created for the building. The tree line and road drainage collection system were discussed. They are adding 9700 s.f impervious coverage, the current detention basin can handle it. Ms. Rudek asked for calculations because the detention basin is older. This site has been designed for oils as it was formerly a mechanics shop. The wetland flag series were explained.

- B. 329 Scantic Road (Victory Estates): Application of Victory Outreach Ministries, Inc. to conduct regulated activities associated with a 44 unit Active Adult Housing Development. Total parcel is 35± acres (East Windsor) and 27± (South Windsor)**

**MOTION: To accept the application and \$250 fee for 329 Scantic Road.
Made by Mr. Koczera, seconded by Mr. Osborn**

ALL MEMBERS IN FAVOR. MOTION CARRIED.

Brief Presentation: Jay Ussery of J.R. Russo and Associates and Michael Gragnolati, soil scientist came before the Commission. This is a active adult housing project on the former Nike site, now owned by the Church. The project involves two towns, the drainage leaves East Windsor to outlet into a wetland in South Windsor. At a staff meeting with both town officials, South Windsor recommended an additional item, that the channel in East Windsor be armored. General discussion was held regarding the proposed changes to the East Windsor portion of the project. The problems and concerns with disturbing the natural character of the area by cutting and equipment to get to the channel to armor were voiced. Members who are interested in a site visit will contact Ms. Rudek to arrange same.

VIII. MISCELLANEOUS

IX. AGENT DECISIONS

- A. 100 Newberry Road (Stace Welding) – Construction of a storage addition 13.5' x 32' to a commercial building.**

Ms. Rudek detailed the basis for her decision to allow the construction of a 13.5' x 32' storage addition to a commercial building.

X. VIOLATIONS (for action or show-cause hearing)

- A. 53 Newberry Road (Aqua Pool) – Status Report**

An application is anticipated for the next meeting.

- B. 202 Main Street (Donald Wagner) – Status Report**

An application and site plan for the work done is anticipated for the next meeting.

XI. STATUS REPORTS

A. 59 Newberry Road (Newberry Industries, Inc.)

This area had contaminated soils which were stock piled years ago. The DEP went through their files and found this site. That agency was renewing its efforts in that area and found it was no longer contaminated.

XII. BUDGET

XIII. ADJOURNMENT

MOTION: To adjourn at 9:00 p.m.

Made by Mr. Osborn, seconded by Mr. Koczera

ALL MEMBERS IN FAVOR. MOTION CARRIED.

Respectfully submitted,

/cdc/

Cynthia D. Croxford
Recording Secretary