

**TOWN OF EAST WINDSOR  
INLAND WETLANDS AND WATERCOURSE AGENCY**

**Regular Meeting – January 2, 2019**

***MEETING MINUTES***

**\*\*\*\*\*Minutes are not official until approved at a subsequent meeting\*\*\*\*\***

**CALL TO ORDER:** Chairman Baker called the Meeting to order at 7:02 p.m. in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.

**ESTABLISHMENT OF QUORUM:**

**Present:** Regular Members Alan Baker (Chairman), Richard Osborn, Richard P. Pippin, Jr., and Alternate Member Michael Sawka.

**Unable to Attend:** Regular Member Rebecca Talamini.

**Guests:** Kathy Pippin, Board of Finance.

Chairman Baker noted the establishment of a quorum with 3 Regular and 1 Alternate Members as noted above. All Members will sit in on votes this evening. .

Also in attendance was Zoning Enforcement Officer/Wetlands Agent (ZEO/WA) Matt Tyksinski.

**PLEDGE OF ALLEGIANCE:**

Everyone stood to recite the Pledge of Allegiance.

**AGENDA ADDITIONS:**

ZEO/WA Tyksinski noted the receipt on Monday of Application #15-2018 – DDJ Group Ent. Of East Windsor, LLC/d/b/a Sardilli Produce & Dairy. The proposal is for construction of a stormwater drainage system and outfall at 247 South Water Street which will serve the proposed development across the street. The associated development area was not referenced on this application; ZEO/WA Tyksinski referenced a GIS aerial of the location of the proposed development, which will include a future drainage system from Wagner Lane.

**MOTION:** To ACCEPT the Agenda Addition of Application #15-2018 for DDJ Group Ent. Of East Windsor, LLD/d/b/a Sardilli Produce & Dairy. Permit to conduct regulated activities to construct storm drainage outfall at 247 South Water Street for commercial development “across the road”. Property owned by Noreen P. Farmer, 247 South

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**Water Street, East Windsor, CT. Zone R-3, Map 071, Block 05,  
Lot 33.**

**Osborn moved/Sawka seconded/**

**DISCUSSION:** Commissioner Osborn noted the application hasn't been signed by the property owner. Chairman Baker clarified that the application bears the signature of the applicant but not the owner of where the stormwater will be going through so the application isn't really complete. He suggested he's curious why the property owner didn't sign the application; the fees have been paid, once the Commission accepts the application the time for the review process starts. ZEO/WA Tyksinski it was not signed by the property owner because they haven't agreed on a purchase price. ZEO/WA Tyksinski indicated he spoke to the engineer today; he understands if the Commission doesn't receive the application this evening it will move on to the February Commission Meeting. Commissioner Pippin questioned if delaying receipt of the application will hold up the overall scope of this project? ZEO/WA Tyksinski indicated he wasn't suggesting accelerating this forward without the application being complete; there may be a significant impact related to this development which may require a public hearing.

Chairman Baker cited the Commission has two choices: 1) they can reject receipt of the application until the signature is provided, or 2) accept the application with the condition that it must be signed before the next meeting, but that would start the clock ticking for the application decision. Commissioner Osborn felt the Commission needs an explanation of what's going on with this application. Commissioner Pippin felt the Commission was starting on a slippery slope accepting incomplete applications. He also noted this application will require input from the Water Pollution Control Authority as well. The Commission recalled previous applications for other proposals for this parcel; while the application relates to surface drainage it involves drainage from a significant area. Chairman Baker suggested the Commission should not accept this application this evening due to the lack of the property owner's signature.

**VOTE:**           **In Favor:**       **Sawka**  
                      **Opposed:**     **Baker/Osborn/Pippin**  
                      **Abstained:**   **No one**

**APPROVAL OF MINUTES /1) December 5, 2018 – Regular Meeting:**

**MOTION:   To ACCEPT the Minutes of Regular Meeting of the Inland  
Wetlands and Watercourse Agency dated December 5, 2018.**

**Osborn moved/Sawka seconded/**

**DISCUSSION:** Chairman Baker cited confusion during discussion of **STATUS REPORTS/2) Selective Timber Harvesting**, page 5, specifically:

Paragraph 1: "ZEO/WA Tyksinski reported he had been informed by a resident that timbering work was being done behind 260 Rye Street. ZEO/WA Tyksinski **contacted**

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Anthony Grossi, who had proposed work in the area, but was told the work in question hadn't been done by Mr. Grossi".

**AND**

Paragraph 3 – "Commissioner Osborn noted there has also been significant timbering done on property previously owned by the Ellsworth family (at the intersection of Rye Street and Ellsworth Road). Discussion followed; no one was aware of who was logging that parcel."

Chairman Baker suggested the parcel behind 260 Rye Street referenced what could become a potential wetlands violation, while discussion of the parcel on the corner of Ellsworth Road and Rye Street wasn't clear. Chairman Baker recalled that Mr. Grossi had come before the Commission and discussed three parcels for potential timbering, two of which are the parcels discussed in the minutes. The Commission concurred, but felt the minutes reflected the discussion which occurred at the December 5<sup>th</sup> Meeting. **For clarification, both parcels have subsequently been found to have been harvested by Anthony Grossi.**

**VOTE: In Favor: Unanimous**

**NOTE: Minutes not amended; discussion is considered clarification.**

**NEW APPLICATIONS TO BE RECEIVED/1) #14-2018 –Richard P. Pippin, Jr. and Kathleen B. Pippin.** Request to conduct regulated activities for a lot split to create two residential building lots in an upland review area . Property located on East Road, 1885 +/- feet north of intersection with Depot Street. Zone R-3; Map 110, Block 77, Lot 019:

The application was reviewed and is considered complete.

**MOTION: To ACCEPT Application #14-2018 –Richard P. Pippin, Jr. and Kathleen B. Pippin. Request to conduct regulated activities for a lot split to create two residential building lots in an upland review area . Property located on East Road, 1885 +/- feet north of intersection with Depot Street. Zone R-3; Map 110, Block 77, Lot 019:**

**Osborn moved/Sawka seconded/DISCUSSION: None.**

**VOTE:**  
**In Favor: Baker/Osborn/Sawka**  
**Opposed: No one**  
**Recused: Pippin**

**PUBLIC HEARINGS: None.**

**CONTINUED PUBLIC HEARINGS: None.**

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**NEW BUSINESS/1) #13-2018 – Allied Community Resources, Inc.** – Request to modify existing detention pond at 6 Craftsman Road; nearest intersection is Thompson Road. Map 083, Block 19, Lot 012D:

Kiran Majmudar, of L. P. Consultants, LLC, representing Allied Community Resources, Inc., joined the Commission.

Mr. Majmudar provided the Commission with four copies of two plan sheets, indicating a revision date of 12/17/2018. A copy of revised drainage calculations, which had been provided to the Planning Office today, was also provided for the Commission's review.

Mr. Majmudar explained the proposal is for the addition of another parking lot in the rear of existing parking. A smaller gravel parking area was added in 2010; they are now proposing to add a larger paved parking lot behind the 2010 parking addition, and will be paving the previous gravel 2010 lot as well. Mr. Majmudar noted the mission of Allied Community Resources is to assist handicapped individuals. To accommodate the growth of their work they are also proposing to add a handicapped ramp to the building.

Mr. Majmudar noted when the application was made in November, 2018 Town Engineer Norton's review resulted in six comments for Mr. Majmudar's consideration; comments are referenced under Town Engineer Norton's memo dated 12/4/2018. Mr. Majmudar has revised the plans and drainage analysis narrative to address Town Engineer Norton's comments. Those plan revisions and the revised drainage analysis are the documents presented to the Commission this evening.

Mr. Majmudar noted there is an existing drainage detention basin on the property. He has proposed modifications to the detention basin to address the run off from the additional parking lot, paving, and handicapped accessible ramp. Mr. Majmudar referenced the GIS aerial of the property, noting the location of the proposed improvements. He noted the wetlands are to the rear of the property, and can barely be seen.

Chairman Baker noted that Mr. Majmudar has added the analysis of the 100 year storm to the drainage report narrative, but he also noted Mr. Majmudar is now showing less cubic feet per second of flow than prior to the addition of the improvements, yet the plan is shedding this water into the basin area, which today is flowing wherever. Chairman Baker questioned how the flow is less? Mr. Majmudar suggested the detention basin wasn't really designed to detain the water; it was allowed to go through the basin; it didn't function as a basin in 2010. They are now proposing a 4 to 5 foot dirt berm with a weir 4 feet wide and 2 feet deep. Chairman Baker questioned that the berm isn't being armored? Mr. Majmudar referenced Sheet 2 of the revised plans, noting the addition of riprap to the basin. Chairman Baker questioned if the design includes a spreader apron? Mr. Majmudar replied negatively, noting it's a swale leading to the existing stream in the rear. Chairman Baker questioned how steep that area is? Mr. Majmudar suggested the

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lowest contour is about 84 or 85, and then it flows away off the property. Chairman Baker suggested the water must slow down before it leaves the property.

Chairman Baker questioned if a follow up memo has been received from Town Engineer Norton? ZEO/WA Tyksinski noted Town Engineer Norton has not yet looked at the revised plans. Mr. Majmudar reported he had sent a response to Town Engineer Norton today. The Commission and Mr. Majmudar reviewed Town Engineer Norton's memo dated 12/4/2018, while relating the plan revisions to Town Engineer Norton's comments. Chairman Baker suggested that should the Commission consider approving this application that it be conditioned on the Town Engineer's approval of the revised plans and that his comments have been addressed.

**MOTION: To APPROVE Application ##13-2018 – Allied Community Resources, Inc. for a request to modify existing detention pond at 6 Craftsman Road; nearest intersection is Thompson Road. Map 083, Block 19, Lot 012D. Approval to include the 14 Standard Conditions, AND include the Town Engineer's approval of his six comments identified in his memo of 12/4/2018, and any additional comments made by the Town Engineer related to these revised plans be addressed.**

**This approval is granted subject to conformance with the referenced plans (as may be modified by the Conditions) and the following conditions:**

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**REFERENCED PLANS:**

Site Plan Prepared for Allied Community Resources, 6 Craftsman Road, East Windsor, CT., Sheet S-1, by L. P. Consultants, LLC., Enfield, CT. 06082-5709, dated 12/17/18.

Site Plan Prepared for Allied Community Resources, 6 Craftsman Road, East Windsor, CT., Sheet S-2, by L. P. Consultants, LLC., Enfield, CT. 06082-5709, dated 12/17/18.

**Standard Conditions**

1. This Permit is valid for a period of Five (5) years from the date of issuance OR will be valid until the companion planning/zoning permit approval expires but shall not exceed 10 years. Any regulated activity approved by the Agency shall be completed within one year from the time such activity is commenced, provided the Agency may establish a seasonal restriction within which any regulated activity shall be conducted and may require that an activity, once commenced, be completed within a time period of less than one year and further provided the Agency may extend: (1) the time period of the original permit provided such period shall not extend beyond ten years from the date such permit was granted,

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- or (2) the time period within which an activity, once commenced, is required to be completed under this section.
2. The Commission or its designated agent must be notified in writing no later than 48 hours prior to the commencement of permitted activities, and upon completion of said activities.
  3. The burden to extend the approved timeframe for the regulated activity (and the time period for the original permit) is on the Permittee; the Town of East Windsor is not required to give notice of the permit's expiration.
  4. This permit shall not be assigned or transferred without the approval of the Agency OR Agent.
  5. This document shall be included in all construction contracts and sub-contracts dealing with the work proposed and shall supersede all other contract requirements.
  6. During the construction phase, the applicant shall be responsible for maintaining a copy of this permit at the site.
  7. The Permittee shall permit the Chairman of the Inland Wetland Agency, or its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this Permit is in accordance with the terms and conditions prescribed herein.
  8. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control until the site has become stabilized with permanent vegetative cover. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, haybales, stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion control measures are to be installed as directed by the Town Staff if field conditions necessitate.
  9. These permit conditions apply only to the work approved by this permit. Any other work to be done within the area of regulatory interest shall require the filing of a new or modified Inland Wetlands Application for consideration by the Commission.
  10. If any alteration of the wetland/resource area does occur, the Commission shall impose such measures as it finds necessary to protect and restore those areas.
  11. All temporary barriers, including erosion and sedimentation controls are to be removed (in suitable weather conditions) upon completion of the project.

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12. A copy of the As-Built plan shall be submitted to this Commission/Wetland Agent upon completion of the project. The as-built will be reviewed by the wetland agent and verified in the field.
13. The Commission reserves the right to impose additional conditions on any or all portions of this project that could impact an area of regulatory interest under the Inland Wetlands and Watercourses Regulations.
14. The permit holder will submit a start work notice and contractor's compliance statement to the Wetlands Agent prior to starting any work authorized by this permit. Copies are attached.

**Additional Conditions:**

15. **Approval to include the Town Engineer's approval of his six comments identified in his memo of 12/4/2018, and any additional comments made by the Town Engineer related to these revised plans be addressed.**

**Osborn moved/Pippin seconded/DISCUSSION:** Nothing additional

**VOTE:**       **In Favor:     Unanimous (Baker/Osborn/Pippin/Sawka)**  
                  **No one opposed/No abstentions**

**OLD BUSINESS:**     None.

**MISCELLANEOUS:**     Nothing presented.

**AGENT DECISIONS:**     None.

**STATUS REPORTS:**

**ZEO/WA Tyksinski reported the following:**

- A new Town Planner has been hired. He has previously worked in Providence, RI, Ware, MA, Tampa, FLA, and Puerto Rico. He is bringing 20 years of planning experience to East Windsor.
- ZEO/WA Tyksinski requested Chairman Baker to review his schedule as Mr. Giorgio has requested a follow-up inspection of the work recently completed at Newberry Village.

**VIOLATIONS:**       None.

**CONFERENCES/SEMINARS/TRAINING:**               None.

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**CORRESPONDENCE:**     None.

**GENERAL BOARD DISCUSSION:**

Commissioner Osborn recalled a previous application for Beebe Landscaping was approved for the installation of salt sheds and wetlands plantings at their property on Winkler Road. Commissioner Beebe cited concern that the run off from the salt sheds could be running into wetlands at the back of the property. Chairman Baker requested the Commission be provided with a copy of the permit issued to Beebe Landscaping related to that approval, and a copy of the Minutes approving the work.

**PUBLIC PARTICIPATION (Discussion on non-Agenda items only):**

No one requested to speak.

**ADJOURNMENT:**

**MOTION:**    To ADJOURN this Meeting at 7:45 p.m.

**Osborn moved/Pippin seconded/VOTE: In Favor: Unanimous**

Respectfully submitted:

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Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission