

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

**Regular Meeting – March 6, 2019**

***MEETING MINUTES***

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

**CALL TO ORDER:** Chairman Baker called the Meeting to order at 7:01 p.m. in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.

**ESTABLISHMENT OF QUORUM:**

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

**Unable to Attend:** Regular Member Richard Osborn.

**Guests:** Deputy First Selectman Steve Dearborn, Inland/Wetlands Liaison; 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 Wetlands Agent Matt Tyksinski, and Town Planner, Ruben Flores-Marzan.

**PLEDGE OF ALLEGIANCE:**

Everyone stood to recite the Pledge of Allegiance.

**AGENDA ADDITIONS:**

**MOTION:** To APPROVE the Agenda as amended with the addition of 21 Melrose Road – AGENT DECISION.

Talamini moved/Pippin seconded/**DISCUSSION:** None.

**VOTE:** In Favor: Unanimous (Baker/Pippin/Sawka/Talamini)

**APPROVAL OF MINUTES – Regular Meeting of February 6, 2019:**

**MOTION:** To APPROVE the Minutes of Regular Meeting of the Inland Wetlands and Watercourse Agency dated February 6, 2019 as presented.

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

**VOTE:** In Favor: Unanimous (Baker/Pippin/Sawka/Talamini)

**NEW APPLICATIONS TO BE RECEIVED:** None.

**PUBLIC HEARINGS:** None.

**CONTINUED PUBLIC HEARINGS:** None.

**NEW BUSINESS: 1) #15-2018 – DDJ Group Ent. Of East Windsor, LLC – 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 Water Street, East Windsor, CT. Zone R-3, Map 071, Block 05, Lot 33.

Chairman Baker read the description of this item of business.

Appearing to discuss this application was Jay Ussery, of J. R. Russo & Associates, LLC, representing DDJ.

Mr. Ussery reported this application is for a drainage outfall at 247 South Water Street, which is across the street from the Sardilli development located on South Main Street. Mr. Ussery noted the development across the street is a phased construction plan. Phase I is the construction of the building and maintenance building and associated parking. Drainage will come out “this” driveway; drainage from the rooftops and the impervious area will be collected into an infiltration basin on site. Drainage is being directed to the river; there will not be any detention basins on the Sardilli site. Hydrodynamic units will be used to treat the water before it leaves the site. Additional hydrodynamic units will be installed in Phase II and Phase III of the building construction and associated parking; all hydrodynamic units will tie into each other and come across the street to 247 South Water Street, which is owned by Noreen Farmer. Mr. Ussery indicated they have negotiated a drainage easement with Mrs. Farmer; water will be piped across the street to a manhole on the west side and into a plunge pool for eventual discharge into the river via a 38+/- foot scour hole. Mr. Ussery indicated this work will cause only 4300 square feet of wetlands disturbance. Mr. Ussery noted Town Engineer Norton has reviewed the plans and submitted a memo indicating he has no issue with the drainage calculations proposed.

Regarding erosion controls, Mr. Ussery indicated they will install a double row of silt fence on the slopes. A tracking pad will be installed prior to construction.

Mr. Ussery noted they would like to start construction in the Summer; they have received approval for the manufacturing facility and warehouse facility located on the South Main Street site from the Planning and Zoning Commission. They have begun the

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approval process with the State Traffic Commission; if that can be completed by May or June they hope to start construction in July or August.

Chairman Baker questioned that work would begin on this site and work back into the South Main Street site? Mr. Ussery agreed; he noted there's a low area in the center of the South Main Street site. He noted the plan is to maintain the agricultural use, which fits in with the Sardilli operations. The agricultural use would encompass 4 to 5 acres.

Chairman Baker noted the drainage reported provides information for a 25 year storm; he questioned if that was typical? Mr. Ussery indicated the local regulations call for the 25 year storm, while information related to a 50 year storm is more typical. Chairman Baker referenced the drainage report again, noting that the outflow is located at 23 feet while the flood elevation is considered 31 feet; he questioned how that would impact this site? Mr. Ussery indicated it wouldn't as their proposal is higher than the flood line. The water will still push into the river. He gave as an example the location of the Water Treatment Plant in South Windsor, which is often impacted by local flooding. Mr. Ussery suggested that regarding this proposal, during the 100 year storm the flood elevation is behind the pipe and outfall; the drainage will go right through. Discussion continued regarding the elevation of the flood line during different storm events, including 1938, 1955, and 1984. Chairman Baker indicated because the site is located in the lower watershed the site doesn't require a detention basin. Mr. Ussery indicated they have designed this proposal to get the water out before the upstream water comes down the river; in smaller watershed it does make a difference. Chairman Baker noted the design calls for removing about 80% of the suspended solids; Mr. Ussery concurred, noting that's the requirement.

The Commission had no further questions for Mr. Ussery.

**MOTION: To APPROVE the Application of DDJ Group Ent. Of East Windsor, LLC – 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 Water Street, East Windsor, CT. Zone R-3, Map 071, Block 05, Lot 33, with the following conditions: Approval includes the following 14 Standard Conditions, and additional conditions #15 and #16:**

**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:**

Drainage Outfall Plan prepared for (Applicant) Sardilli Produce & Dairy, Stormwater Outfall, for (Owner) Noreen P. Farmer, 247 South Water Street, East Windsor, CT.,

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Map 071, Blk 05, Lot 33. Plan prepared by J. R. Russo and Associates, 1 Shoham Road, East Windsor, CT. Phone: 860-623-0569.

**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, 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

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- 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.
  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. **The work should be performed between April 1<sup>st</sup> and October 31<sup>st</sup>, and may be modified, if necessary, by the Wetlands Agent.**
16. **Add concrete slurry to the riprap plunge pool.**

**Pippin moved/Talamini seconded/DISCUSSION: None.**

**VOTE: In Favor: Unanimous (Baker/Pippin/Sawka/Talamini)**

**OLD BUSINESS: None.**

**MISCELLANEOUS: None.**

**AGENT DECISIONS: 21 Melrose Road :**

Wetlands Agent Tyksinski reported the property owner wants to do some brush hogging on the property at 21 Melrose Road. He noted the GIS doesn't show wetlands but a survey of the property indicates there are wetlands towards the rear. The area where the

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property owner would like to brush hog is near the wetlands. Wetlands Agent Tyksinski would like to review the proposal with the Commission as he received different opinions from Wetlands Agents in different towns.

Wendy Krawiec and Wayne Mather, the property owners, joined the Commission. Ms. Krawiec reported there is a lot of dead brush in the area; she would like to clear more area for the horses, and have the debris chipped up. Commissioner Talamini questioned if someone would be doing the work? Ms. Krawiec replied yes.

**MOTION: To APPROVE AS AN AGENT DECISION the Application of Wendy A. Krawiec and Wayne R. Mather, 21 Melrose Road, Map 132, Block 35, Lot 003 to allow brush hogging area within the 150 wetland upland review area as shown on plan. Application is approved with the standard 14 conditions.**

**Talamini moved/Pippin seconded/DISCUSSION: None.**

**VOTE: In Favor: Unanimous (Baker/Pippin/Sawka/Talamini)**

Ms. Krawiec questioned if this covers the installation of the pole barn near the house as well? Wetlands Agent Tyksinski referenced the location of the proposed pole barn on the GIS aerial; short discussion followed regarding the location of the pole barn in relation to the wetlands and upland review area. Chairman Baker suggested building the proposed pole barn of an undetermined size on the other side of the house suggests that the barn will be within the 150 upland review area. He noted the office will need to see a plan depicting the barn location. Wetlands Agent Tyksinski indicated Ms. Krawiec and Mr. Mather are applying for a Zoning Permit for the barn.

Commissioner Talamini agreed to amend the motion to include the pole barn;  
Commissioner Pippin agreed to second the amended motion.

**AMENDED MOTION: To APPROVE AS AN AGENT DECISION the Application of Wendy A. Krawiec and Wayne R. Mather, 21 Melrose Road, Map 132, Block 35, Lot 003 to allow brush hogging area and installation of pole barn within the 150 wetland upland review area as shown on plan. Application is approved with the standard 14 conditions.**

**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:**

Delineation by Rick Evlick, RS. SS., 400 Nott Highway, Ashford, CT. 06278,  
Phone: 860-420-1918.

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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.
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- 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.
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  11. All temporary barriers, including erosion and sedimentation controls are to be removed (in suitable weather conditions) upon completion of the project.
  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.

**Talamini moved/Pippin seconded/DISCUSSION: None.**

**VOTE: In Favor: Unanimous (Baker/Pippin/Sawka/Talamini)**

**STATUS REPORTS/ 1) Beebe Landscaping/BT Properties – 102 Winkler Road – recap of previous Wetlands application and permit approval.**

Wetlands Agent Tyksinski reported he and Commissioner Osborn were to have inspected the property on Tuesday, but it snowed. He'll need to talk to the owner to reschedule next week. Chairman Baker indicated he'll be away on business; Commissioners Osborn and Pippin volunteered to join Wetlands Agent Tyksinski.

**VIOLATIONS:** None.

**CONFERENCES/SEMINARS/TRAINING:**

Nothing to present this evening,

**CORRESPONDENCE:** None.



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**GENERAL BOARD DISCUSSION:**

No Commission discussion this evening.

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

Ralph, from Beebe Landscaping, introduced himself. He advised the Commission he had received a call from Wetlands Agent Tyksinski and attended to hear the Commission's concerns regarding their property. Reading the Minutes Ralph understood the concerns to be is the business operating in a regulated area? Ralph welcomed the Commissioners to visit the property when he is available.

Chairman Baker reported that Beebe Landscaping has been in business for a while; the Commission is looking to see if you're operating under the 2005 Application. The Commission checks on properties when questions come up.

Ralph indicated the area is visible from the gravel parking lot. They never took down the silt fence down from the original application. Ralph noted the Minutes mentioned concern for the location of the salt shed? Chairman Baker noted Commissioner Osborn had raised a question about the location and its proximity to the wetlands. Ralph reiterated the back of the property is totally visible from Newberry Road; he welcomed the Commissioners to stop in.

**ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 7:41 p.m.**

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

Respectfully submitted:

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Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission