

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

Regular Meeting – October 5, 2016

MEETING MINUTES

*******Draft Document Subject to Commission Review/Approval*******

CALL TO ORDER: Chairman Baker called the Meeting to order at 7:00 p.m. in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.

ESTABLISHMENT OF QUORUM:

Present: Regular Members Alan Baker (Chairman), Dave Menard, Richard Osborn, and Rebecca Talamini, and Alternate Members Michael Sawka and Steve Smith.

Unable to Attend: All Members were in attendance this evening.

Guests: Deputy Selectman Richard P. Pippin, Jr., Inland/Wetlands Liaison; Kathy Pippin, Board of Finance.

Chairman Baker noted the establishment of a quorum with 5 Regular and 2 Alternate Members as noted above. All Regular members will sit in on votes this evening. .

Also in attendance was Acting Wetlands Enforcement Official Virginia Higley..

AGENDA ADDITIONS: None.

APPROVAL OF MINUTES – September 7, 2016:

MOTION: To APPROVE the Minutes of Regular Meeting dated September 7, 2016 as written

Osborn moved/Talamini seconded/VOTE: In Favor: Unanimous

PUBLIC HEARINGS: None.

CONTINUED PUBLIC HEARINGS: None.

NEW APPLICATIONS TO BE RECEIVED: None.

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NEW BUSINESS/1) Application #04-2016 /Crane Properties, LLC (Carl Crane) - Request to conduct regulated activities to fill drainage ditch at front of site, install drainage, sewer, & clean & improve site. Property located 118 Prospect Hill Road, south of Bridge Street/Route 5. Map 112, Block 17, Lot OPA (65 day application period ends ~~November 6, 2016~~ November 11, 2016):

Chairman Baker read the description of this item of business. Appearing to discuss the Application was Brian Denno, of Denno Land Surveying, representing Carl Crane, of Crane Properties, LLC. Mr. Crane was also available in the audience .

Mr. Denno described the location of the property, which is a rear lot containing 7 ½ acres improved with an existing building and associated parking. The site also contains a wood processing and mulch operation on the east side. Mr. Crane's intent is to rent a portion of the existing building, and make site improvements. There is an existing drainage ditch which collects water from the Eversource property nearby; water from that ditch comes into the wetlands to the rear of the subject site. Mr. Denno reported Mr. Crane would like to connect to the sewer as the property is presently served by a minimally functional septic system. Mr. Denno reported they would like to pipe the ditch, which only carries water when it rains. They are requesting a permit to fill in the wetlands in the 150' upland review area, and build an infiltration pond which would outflow to the north. Mr. Denno reported that Town Engineer Norton had asked that the originally proposed detention basin be changed to an infiltration basin; they have done that and will be using silt sack and fencing for erosion controls. Mr. Denno reported the proposal will produce less run off by almost half after construction of the stormwater treatment system. Mr. Denno reported they are proposing limited clearing along the tree line to put in the sewer, and another location referenced by Mr. Denno on the plans which would allow the mulch to be in a dry location.

Chairman Baker reported he met with Mr. Crane to walk the site.

Chairman Baker noted Staff's last memo from Town Engineer Norton is dated 8/18/2016; he questioned if Mr. Denno had received any response from Town Engineer Norton regarding those comments? Mr. Denno reported Town Engineer Norton had wanted the drainage analysis to be stamped by a licensed engineer, and that's been done. He also wanted the water quality volume calculations be revised; that's been done as well. Mr. Denno reported they have redesigned the proposed detention pond into a infiltration basin, and a detail for the outlet for the basin has been added to the plans.

As revised plans had not been submitted to the Commission, or provided to the Commission at this meeting, Mr. Denno reviewed the changes on his set of presentation plans. Mr. Denno reported the water treatment system has enough volume to hold back water for a 100 year storm; the results of the perc test was 5 minutes/inch.

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Chairman Baker clarified that the Applicant is proposing to bury the existing ditch in a pipe. When he walked the property he noted the water enters the property under the road as it comes from a ditch on the side of Prospect Hill Road and collects water from another property (identified as Eversource by Mr. Denno). Chairman Baker suggested that the water now enters the wetlands untreated. Mr. Denno reported that the water will now be treated using yard drains. Chairman Baker noted that at the end of the outlet you don't show a scour pad; he questioned how much water will come out of the 15" pipe? Chairman Baker suggested they're picking up an undetermined amount of water from "up here" without any treatment of the water; why isn't it being brought into the system? Mr. Denno reported they didn't want to bring it into the system. Chairman Baker felt the applicant needs to treat that water before it leaves the property; there is a lot of scouring at the site presently. Chairman Baker suggested that the water is racing through from up above; he noted this proposal will be accelerating the water.

Commissioner Osborn noted the plans indicate an area of stumping. Mr. Denno reported Mr. Crane has a permit for stumping as-of-right to store the stumps. Mr. Crane, speaking from the audience, suggested they will be getting away from that.

Chairman Baker reported that the entire island shown on the plans is completely covered with invasive plants; there is no cover on the mulch pile. Mr. Denno indicated the mulch will be removed so they will have a dry work area; he referenced areas on the plans which will be covered with grass. Mr. Crane wants to have the ability to store stumps there if he wants to. They will be cutting 15' of trees. Commissioner Osborn questioned that the flat area will be covered with millings? Mr. Denno replied affirmatively.

Acting Wetlands Agent Higley suggested including an additional condition requiring the use of wetlands seed mix for landscaping.

Mr. Denno indicated he will discuss water treatment options with Mr. Crane.

Chairman Baker suggested scheduling a Special Meeting so the applicant can proceed with the work. Mr. Denno reported he needs 2 weeks to discuss the revisions with Mr. Crane and present plan revisions; Staff indicated they need revised plans/reports a week prior to the meeting to process Commissioner's packets. Review of the calendar found the November Regular Meeting would be the best option to provide the necessary timeframe.

Mr. Crane asked if this delay hold him up putting in the sewer; he's fighting the weather? Acting Wetlands Agent Higley suggested they review that question with Town Engineer Norton. Chairman Baker noted erosion control measures need to be used during sewer construction.

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MOTION: To CONTINUE Application #04-2016 /Crane Properties, LLC (Carl Crane) - Request to conduct regulated activities to fill drainage ditch at front of site, install drainage, sewer, & clean & improve site. Property located 118 Prospect Hill Road, south of Bridge Street/Route 5. Map 112, Block 17, Lot OPA until the Commission's next regularly scheduled meeting to be held on November 2, 2016 at 7:00 p.m. in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.

Osborn moved/Talamini seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Baker/Menard/Osborn/Talamini/Smith)

NEW BUSINESS/2) Application #05-2016: Suzanne Roberts: Request to conduct regulated activities to include construction of a single family home at 172 Wells Road. Nearest intersection is Mahoney Road. Assessor's Map 085, Block 19, Lot 027. (65 day application period ends November 10, 2016.)

Chairman Baker read the description of this item of business. Appearing to discuss this Application was Jay Ussery, of J. R. Russo and Associates, LLC, representing Suzanne Roberts.

Mr. Ussery reported this is an Application for the construction of a single family home which involves a wetlands crossing and work in the 150' upland review area. The property, which contains 90+/- acres, is located on the west side of Wells Road. The Roberts have been living in the home on the front of the parcel; the existing home is almost directly across from the Scantic Country Barn. Mr. Ussery reported there is a farm road that comes in off of Wells Road and continues to the back of the property. Mr. Ussery referenced various wetlands locations, including a wooded wetlands along the north property line near the adjacent property owned by the State of Connecticut. Mr. Ussery noted the Applicant is proposing a new driveway following the existing farm road; the driveway would cross into the upland review area. The house, which will be constructed in the upland review area, would include a deck on the back which would give the Applicant a view of the wooded wetlands. Mr. Ussery reported the property will be served by a septic system; the leach field will be located outside the 150' upland review area. Connecticut Water Company comes up Mahoney Road; they will bring public water to the back of this site to serve the home.

Mr. Ussery noted Town Engineer Norton has recommended silt fencing proposed adjacent to the wetlands on the south side of the home be backed up with haybales, and that a splash pad be added to the outlet for the footing drain.

Mr. Ussery referenced an e-mail recently received from Mike Caronna, of the North Central Health District. While Mr. Caronna has not yet had time to prepare a formal review of the plans extensively but he indicated there is sufficient land available to

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provide a location for the septic system. Mr. Caronna has also noted that a follow up soil test should be done.

Commissioner Osborn noted the house is proposed to be located in the upland review area; what's the distance between the wetlands and the closest corner of the home? Mr. Ussery estimated that distance to be approximately 70 feet. Commissioner Osborn questioned if there were any alternatives to locating the house in the upland review area? Mr. Ussery suggested the home location could be moved but the Applicant is proposing a deck on the back of the home to view wildlife and enjoy the view of a wooded wetlands to the rear. Chairman Baker questioned if the Applicant would be interested in accepting a Conservation Easement along the closest edge; he cited concern for the use of pesticides/fertilizers on the lawn? Mr. Ussery indicated he could ask the Applicant. Discussion continued regarding the effect of a Conservation Easement on easing concerns for the pesticide use. Mr. Ussery suggested a condition or recommendation for the homeowners to use organic pesticides rather than imposing the Conservation Easement. Commissioner Smith questioned if anything was really wrong with the dwelling location; he felt the Commission would be unable to enforce the pesticide use.

Referencing Mr. Caronna's e-mail indicating soil tests should be done Mr. Ussery noted the septic system is being located in a wooded area which hasn't changed since 2005 when the Roberts previously considered building a new home. He suggested the soil testing would be done at the time the home is constructed. Commissioner Sawka questioned how much higher would the leach field be? Mr. Ussery reviewed elevations and noted the proposed leach field is approximately 10' higher; they will have to pump up to the leach field.

Acting Wetlands Agent Higley suggested the Commission consider the following additional conditions:

- Only organic materials should be used on the lawns
- Soil test to be done at the time of construction of the home.

MOTION: To APPROVE Application #05-2016: Suzanne Roberts, Applicant/Frank Roberts, Owner. Request to conduct regulated activities to build a new home at 172 Wells Road; nearest intersection is Mahoney Road. Assessor's Map 085, Block 19, Lot 027.

This approval is granted subject to conformance with the referenced plans, "Property of Frank J. Roberts, 172 Wells Road, East Windsor, Connecticut, Map 085, Block 19, Lot 027, Zone A-1, Dated 08/31/16, Prepared by J. R. Russo and Associates, LLC.

Standard Conditions

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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 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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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.

Additional Condition:

14. **Soil test to be done at time of construction.**

RECOMMENDATION:

15. **Only organic materials/pesticides to be used on lawns.**

Osborn moved/Talamini seconded/

DISCUSSION: Due to the difficulty of enforcement the stipulation to use organic materials on the lawn should be listed as a recommendation

VOTE: In Favor: Unanimous (Baker/Menard/Osborn/Talamini/Smith)
(No one opposed/No abstentions)

NEW BUSINESS/3) Application #06-2016: Bacher Corporation: Request to conduct regulated activities to include construction of a commercial building and associated parking at the corner of Wells and North Roads. Assessor's Map 125, Block 24, Lot 024. (65 day application period ends November 10, 2016)

Chairman Baker read the description of this item of business. Appearing to discuss this Application was Jay Ussery, of J. R. Russo and Associates, LLC. representing the Applicant, Bacher Corporation.

Mr. Ussery recalled a previous informal discussion with this Commission regarding this proposal. He gave a description of the location of the parcel on the corner of Wells and North Roads. Mr. Ussery recalled that a previous approval was granted by the Planning and Zoning Commission on this same parcel for a different applicant; that building was

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never built . Sewers have now been installed in North Road and Wells Road. Mr. Ussery noted this parcel contains a fair amount of wetlands; a wetlands delineation was performed by Tom Pietras in January, 2016. The report indicates the site contains two types of wetlands, an open-field – or wet meadow – wetlands, and a wooded wetlands which continues around to the back of the property.

Mr. Ussery reported the Bacher Corporation has been in business in East Windsor for 30+ years. They sell commercial mowing equipment. They would like to build a 60' x 84' (5,000 square foot) building - Phase I – which would include a service area to the back with bay doors. An addition - Phase II - of similar size is proposed in the future. Access to the site would be provided via Wells Road. The driveway would wrap around the building; parking for each phase is being provided adjacent to each portion of the building associated with that phase.

Mr. Ussery indicated they will be excavating to create a pond and swale and detention basin containing a weir structure to let the water go out to the south and west. Now at certain times of the year that area ponds and flows to the back of Town and Country Auto and then goes into a ditch which flows across to Mullen Road; the water eventually outlets into Boleyn's Brook across from the Burlington Coat Factory. Mr. Ussery indicated the pond will be a detention basin. They are also putting a curb along the driveway which will direct water into the swale. Mr. Ussery indicated Tim Coon, of his office, has responded to Town Engineer Norton's comments via letter dated 9/28/2016. Town Engineer Norton's response remains pending. Mr. Ussery referenced Mr. Pietras' report, which values the functionality of the wetlands based on State DEEP (Department of Energy and Environmental Protection) and ACOE (Army Corp of Engineers) criteria. Mr. Ussery read the summary of Mr. Pietras' report; he has evaluated the wet meadow as having a low functional value, while the wooded/forested wetlands to the rear as having a low to moderate functional value. Mr. Ussery indicated they are proposing to fill approximately one half of the wet meadow; the new basin will create a better habitat for wildlife. Mr. Pietras has recommended use of a native wetland seed mix and plugs of aquatic plants.

Chairman Baker questioned what was being done regarding water quality treatment? Mr. Ussery reported the site is very flat; in order to do that they would need considerable vertical elevation which would require significant filling. Referencing the plans Mr. Ussery noted areas where they are proposing grass areas to direct the sheet flow to; he also noted the curbing on the other side of the structure which will direct the run off into a riprap swale. Mr. Ussery indicated they felt the treatment is similar to what's going on now as the water runs through a grassed area. Commissioner Osborn questioned if the property to the west was higher than this location? Mr. Ussery indicated the adjacent property is much higher. He indicated the building had already been built in 1975. He noted the location of the existing ditch which now fills with water; he suggested when that building was built it trapped the water. Commissioner Osborn questioned if some of their water will be going in here? Mr. Ussery replied affirmatively, noting that's been

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taken into consideration for the design of this system. Chairman Baker indicated he sees this as a potential improvement of what's going on presently; he suggested this is a good design.

Commissioner Smith questioned how long will it take to complete Phase I and Phase II? Mr. Ussery suggested construction is probably dependent on the economy. He noted the Applicant is in a 2,000 square foot building presently but they have no visibility at the current location. Commissioner Osborn questioned if the Commission was approving both Phase I and II? Mr. Ussery replied yes, from a wetlands perspective. Discussion followed regarding separating the drainage systems out for each phase and the impact of that on the improvements associated with initial construction vs. design of the larger system which will handle drainage for the entire proposal. Chairman Baker suggested the need to employ erosion control measures for each phase.

Mr. Ussery cited this location is now a B-3 Zone, which requires a building set-back of 75feet. The Applicant has received a variance via the Zoning Board of Appeals to pull the building set back line back 25 feet which allows them to decrease the amount of wetlands disturbance.

Acting Wetlands Agent Higley noted she has been in contact with Mr. Coon regarding his letter of response to Town Engineer Norton's comments. They agreed minor revisions may need to be added to the plan; she noted the revised plans must be submitted to the Commission for the Applicant's file. Mr. Ussery reviewed Town Engineer Norton's original memo; he noted a response is currently pending. The Commission discussed additional approval conditions.

MOTION TO APPROVE #06-2016 Bacher Corp. Applicant/Richard A. Montgomery, Owner – new construction for a commercial building with parking on the corner of Wells & North Road. Assessor's Map #0125, Block #24, Lot #024

This approval is granted subject to conformance with the referenced plans, "Bacher Corporation". Wells Road & North Road, East Windsor, CT., Prepared by J. R. Russo & Associates, LLC, Dated 9/06/2016

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

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- 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 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.

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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.

Additional Conditions:

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.**
15. **Any grass needed in landscaping for completion and before CO requested; must be the wetland seed mix.**
16. **Any revisions cited under memo dated 9/28/2016 from Tim Coon of J. R. Russo and Associates, LLC to Virginia Higley to be shown on plans; copy to be given to Wetlands Agent for file.**

Osborn moved/Talamini seconded/DISCUSSION: None.

**VOTE: In Favor: Unanimous (Baker/Menard/Osborn/Talamini/Smith)
(No one opposed/No abstentions)**

OLD BUSINESS/1) Application #18-2007A: Benson Enterprises, Inc. – 111 Bridge Street, East Windsor. Request for 5-year extension of IWWA Permit #1400, mixed use residential/commercial development including 4 buildings. Assessor's Map 111, Block 12, Lot 03.

Chairman Baker read the description of this item of business. Mr. Ussery, of J. R. Russo and Associates, LLC. was available to review this application as well.

This request for a five year extension brings the permit expiration up to the maximum limit. No work has begun on this project.

Commissioner Osborn questioned if any changes have occurred within the Blue Ditch area? Mr. Ussery replied none that he knew of.

Acting Wetlands Agent Higley reported there have not been any violations regarding this property since the approval.

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MOTION: To EXTEND IWWA Permit #1400 for five (5) years through October 3, 2021 as requested via Application #18-2007A: Benson Enterprises, Inc. – 111 Bridge Street, East Windsor. Request for 5-year extension of IWWA Permit #1400, mixed use residential/commercial development including 4 buildings. Assessor's Map 111, Block 12, Lot 03.

Osborn moved/Talamini seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Baker/Menard/Osborn/Talamini/Smith)
(No one opposed/No abstentions)

MISCELLANEOUS: Nothing presented.

AGENT DECISIONS: None.

STATUS REPORTS:

Acting Wetlands Agent Higley reported there have been issues with requests from residents at Newberry Village to cut down trees. At the request of a resident of 5 Mallard Drive Acting Wetlands Agent Higley inspected the property and found one of the trees has died; a replacement trees has been selected. Acting Wetlands Agent Higley reported she has advised the homeowners association that any trees the residents feel need to be looked at must be brought to the attention of this Commission, and approval must be made for their removal.

VIOLATIONS/1) Show Cause Hearing – Connecticut Mulch/Cease and Desist Order – Unpermitted activity in Upland Review Area and Wetlands – Violation of Section 6.1. North Road/Route 140, B-3 Zone; Map 115, Block 15, Lot 021.

Appearing to discuss this activity was Todd Bedard, of Connecticut Mulch Distributors, Inc.

Acting Wetlands Agent Higley summarized the situation for the Commission. In March, 2016 Mr. Bedard advised Acting Wetlands Agent Higley he was mowing in the upland review area within this parcel. Acting Wetlands Agent Higley was unable to visit the property to see what he was doing at that time. They had discussed logging as-of-right; if he said he was going to log this property she misunderstood him. Acting Wetlands Agent Higley reported Town Planner Whitten and she went out on another inspection prior to the issuance of this Cease & Desist Order and noticed much work was done on this property. There is, from a wetlands perspective, a difference of opinion regarding the definition of mowing. Mr. Bedard didn't touch any vernal pools but he didn't leave any area around them.

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Acting Wetlands Agent Higley reported Town Planner Whitten, Mr. Bedard, and she met to discuss the work which was done. Mr. Bedard reported they have completed the work and wouldn't touch anything more but then he did. Acting Wetlands Agent Higley reported they want to clear the front of the property along Route 140 as they want to sell the property, she indicated Mr. Bedard speaks of the property being industrial land but the property is zoned B-3. Acting Wetlands Agent Higley felt Mr. Bedard needs to submit an application; he should use a New England logging seed mix when he completes the work.

Chairman Baker questioned if any clear cutting was done; Acting Wetlands Agent Higley replied affirmatively. Chairman Baker questioned if photos were taken; Acting Wetlands Agent Higley replied in the affirmative. Mr. Bedard, speaking from the audience, reported he had not done any grubbing; he had used a bush-hog to mow. He did not do any grubbing; the stumps are still there. Discussion continued regarding the definition of mowing under wetlands vs. logging terminology. Mr. Bedard reported the property goes from the border in Enfield through wetlands and out to Route 140. Chairman Baker indicated he felt the work proposed requires a permit. He referenced the Cease & Desist letter, citing work in the 150' upland review area; he requested Mr. Bedard to file an application. Acting Wetlands Agent Higley cited the intention to clear the frontage for sale; Chairman Baker reiterated that work absolutely requires an application. Commissioner Osborn questioned if the area was still permitted for bird hunting; Mr. Bedard didn't know.

Chairman Baker questioned if there is any need for any remediation work? Acting Wetlands Agent Higley cited the need to apply the New England logging seed mix after completion of the work. Chairman Baker indicated no more work can be done until the Commission sees an application. Mr. Bedard indicated they have no use for this property; he reiterated they want to sell it. Chairman Baker indicated he would like to walk the property. He reiterated Mr. Bedard needs to file an application for a permit to continue any work; Mr. Bedard agreed to file an application to clear the area in the front.

CONFERENCES/SEMINARS/TRAINING/1) CACIWC's (Connecticut Association of Conservation & Inland Wetlands Commissions) 39th Annual Meeting & Environmental Conference - Nov 12, 2016

Acting Wetlands Agent Higley advised the Commissioners of the above noted conference. Chairman Baker and Commissioner Talamini indicated they would like to attend.

CORRESPONDENCE: None.

GENERAL BOARD DISCUSSION:

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Acting Wetlands Agent Higley:

- noted that during acceptance of applications at the previous meeting the Commission discussed the possibility of holding public hearings. She offered the Commission a reference guide for future consideration.
- provided a current list of e-mail contact information and requested updated information.
- gave the Commission an update of the issuance of Certificates of Occupancy for properties on Morning Dove Lane and Goldfinch Lane.

Chairman Baker: referenced Town Engineer Norton's memo on the Crane Application which noted that dry detention basins don't include water quality treatment. Chairman Baker suggested the Commission will be facing that issue for many properties located along Route 140 as they assist with the development of the area. He noted Town Engineer Norton had mentioned Chapter 6 is available online for Commissioner's review. Chairman Baker cited a good example of treatment of water before it leaves the site was the plan presented this evening for the Bacher Application. He suggested so much of the North Road contains wetlands; the Commission needs to look to water treatment to help balance business needs and environmental concerns.

Commissioner Smith: questioned staff's ability to send packets electronically. Discussion followed regarding support staff's limited part-time schedule vs. package preparation, difficulty scanning application maps, the economic benefit of having hard copies available via the Town, and the need for the duplication of preparing hard copies for members and others not utilizing e-mail. Acting Wetlands Agent Higley offered to deliver packets if emergencies arise.

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

No one requested to speak.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:45 p.m.

Talamini moved/Osborn seconded/VOTE: In Favor: Unanimous

Respectfully submitted:

Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission