

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

**Regular Meeting**

**Wednesday, November 3, 2021**

**7:00 p.m.**

**John Daly, Jr. Meeting Room**

**Town Hall, 11 Rye Street,**

**Broad Brook, Connecticut**

**(In-person)**

**AND**

Meeting held via ZOOM Teleconference

Meeting ID: 714 897 1799

**MEETING MINUTES**

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

- I. CALL TO ORDER:** Chairman Talamini called the November 3, 2021 Regular Meeting of the East Windsor Inland Wetlands and Watercourse Agency to order at 7:00 p.m. in the John Daly, Jr. Meeting Room, Town Hall, 11 Rye Street, Broad Brook, CT. The Meeting is also available via remote access

**Present:** Regular Members Rebecca Talamini (Chairman), Alan Baker, Kurt Kebschull, Richard Osborn (Secretary), Richard P. Pippin, Jr (Vice Chairman), and Alternate Member Michael Sawka.

**Unable to Attend:** All Regular and Alternate Members are present this evening.

**Guests (In person):** **Director of Planning and Development/Town Planner/Wetlands Agent** Calabrese hosted the meeting. Jay Ussery, of J. R. Russo & Associates representing Wharton Equity Partners/18 Craftsman Road; **Department of Public Works:** Len Norton, Director of Public Works/Town Engineer; **Resident:** Kathy Pippin.

**Remote participants:** No one.

**II. ESTABLISHMENT OF QUORUM:**

Chairman Talamini noted the establishment of a quorum with 3 Regular Members and one Alternate Member in attendance in-person, and 1 Regular

**TOWN OF EAST WINDSOR  
INLAND WETLANDS AND WATERCOURSE AGENCY  
Regular Meeting – November 3, 2021  
In-person AND  
ZOOM Teleconference  
Meeting ID: 714 897 1799  
MEETING MINUTES**

2

Member participating remotely at the Call to Order; Regular Member Alan Baker has advised the Chairman he will be late due to a work emergency.

**III. PLEDGE OF ALLEGIANCE:**

Everyone stood to recite the Pledge of Allegiance.

**IV. AGENDA ADDITIONS:**

Wetlands Agent Calabrese requested the addition of IWWA Application #19-2021 for 18 Craftsman Road under **RECEIPT OF NEW APPLICATIONS.**

**MOTION:** To ADD to the Agenda under **NEW APPLICATIONS TO BE RECEIVED** Application #19-2021 request for an Agent Decision made by the Wharton Equity Partners for the reconfiguration and repaving of the west side drive and parking area and the addition of loading dock doors to west side of the building within the upland review area for property at 18 Craftsman Road.

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

**VOTE:** In Favor: Kebschull/Pippin/Osborn/Talamini/Sawka  
(No one opposed/No abstentions)

**V. APPROVAL OF MINUTES – October 6, 2021 – Regular Meeting:**

**MOTION:** To APPROVE the Minutes of Regular Meeting of the Inland Wetlands and Watercourse Agency dated October 6, 2021 as submitted.

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

**VOTE:** In Favor: Kebschull/Pippin/Osborn/Talamini/Sawka  
(No one opposed/No abstentions)

**VI. NEW APPLICATIONS TO BE RECEIVED:**

- 1) **IWWA 19-2021 – The Wharton Equity Partners, 18 Craftsman Road.**  
Request for an Agent Decision for the reconfiguration and repaving of the west side drive and parking area and the addition of loading dock doors to west side of the building within the upland review area. M-1 Zone; Map 092, Block 19, Lots 012-04.

**TOWN OF EAST WINDSOR**  
**INLAND WETLANDS AND WATERCOURSE AGENCY**  
**Regular Meeting – November 3, 2021**  
**In-person AND**  
**ZOOM Teleconference**  
**Meeting ID: 714 897 1799**  
**MEETING MINUTES**

3

Chairman Talamini read the description of this new item of business. Wetlands Agent Calabrese noted she is requesting approval of this application as an Agent Decision as all of the proposed work is occurring in the upland review area.

Mr. Ussery concurred, noting the proposed work is for the reconfiguration and repaving of the west side drive at this location, and adding loading dock doors to the west side of the building. Mr. Ussery referenced a Site Plan, which showed the wetlands delineation in blue. Mr. Ussery recalled the Commission saw this property in 2017 when work was proposed by STR, who subsequently went out of business. The property was purchase by another owner, who also went out of business. Wharton Equity Partners has recently purchased the property, and is proposing the work described. The repaving of the parking lot is maintenance. They also want to remove a section of the island to allow larger trucks to access the loading docks better. Mr. Ussery noted some corners of the island fall within the upland review area, which prompted this application.

Mr. Ussery noted that Phases II and III will include the addition of new doors on the loading docks, which will also be within the upland review area.

Mr. Ussery recalled that when STR occupied the building this Commission granted an Agent Decision, but the work on the west side of the building was never done.

Commissioner Osborn questioned how close the work proposed would be to the Field Trial property? Mr. Ussery reported the brook goes through the adjacent Field Trial property; Donnie Wagner farms the property and has access through this parking lot

LET THE RECORD SHOW Regular Member Baker joined the in-person meeting at 7:10 p.m.

Chairman Talamini reported she has no problem approving this application as an Agent Decision. She questioned if the islands in the parking lot are currently grass? Mr. Ussery replied affirmatively.

**MOTION: To APPROVE, with standard conditions, application IWWA 19-2021 as an Agent Decision to Wharton Equity Partners for the reconfiguration and repaving of**

**TOWN OF EAST WINDSOR  
INLAND WETLANDS AND WATERCOURSE AGENCY  
Regular Meeting – November 3, 2021  
In-person AND  
ZOOM Teleconference  
Meeting ID: 714 897 1799  
MEETING MINUTES**

4

the west side drive and parking area with the addition of loading dock doors to west side of building within the upland review area. For property located at 18 Craftsman Road. Work shall be performed in accordance with plans entitled: Wharton Equity Partners, Loading Dock Expansion, 18 Craftsman Road, East Windsor, Connecticut 06016 aka Map 092, Block 19, Lots 012-014; Zoned M-1; Sheets 1 through 4; Dated 11-1-2021; prepared by J. R. Russo & Associates, LLC.

**Pippin moved/Osborn seconded/DISCUSSION:** It was noted the zip code for the location should be 06088 rather than 06016.

Commissioner Pippin agreed to amend his motion, Commissioner Osborn agreed to second the amendment.

**AMENDED MOTION:** To APPROVE, with standard conditions, application IWWA 19-2021 as an Agent Decision to Wharton Equity Partners for the reconfiguration and repaving of the west side drive and parking area with the addition of loading dock doors to west side of building within the upland review area. For property located at 18 Craftsman Road. Work shall be performed in accordance with plans entitled: Wharton Equity Partners, Loading Dock Expansion, 18 Craftsman Road, East Windsor, Connecticut ~~06016~~ 06088 aka Map 092, Block 19, Lots 012-014; Zoned M-1; Sheets 1 through 4; Dated 11-1-2021; prepared by J. R. Russo & Associates, LLC.

**Pippin moved/Osborn seconded/DISCUSSION:** Nothing further  
**VOTE:** In Favor: Kebschull/Pippin/Osborn/Talamini/  
Sawka  
Opposed: No one  
Abstained: Baker

**VII. PUBLIC HEARINGS:** None.

**VIII. CONTINUED PUBLIC HEARINGS:** None

**TOWN OF EAST WINDSOR**  
**INLAND WETLANDS AND WATERCOURSE AGENCY**  
**Regular Meeting – November 3, 2021**  
**In-person AND**  
**ZOOM Teleconference**  
**Meeting ID: 714 897 1799**  
**MEETING MINUTES**

5

**IX. NEW BUSINESS:**

- 1) **IWWA 15-2021. Town of East Windsor, Highland Avenue at Main Street**, Replace Culvert under road (Chestnut Brook). Map 088, Map 45, Lot 22. (*Postponed from 11/6/2021*):

Chairman Talamini read the description of Town Engineer Norton's application. Town Engineer Norton described the proposed work as follows:

Town Engineer Norton gave a description of the location, noting that the work is proposed for Highland Avenue near the intersection of Main Street, Broad Brook; Butternut Pond, which is no longer a pond due to the collapse of its dam, is on the other side of Highland Avenue.

Town Engineer Norton noted there is an existing culvert under Highland Avenue, which starts out as a concrete box culvert and ends up as a metal pipe. Town Engineer Norton reported this is one of the culverts the State checks; they've been telling us we need to do something for some time as the current situation causes problems during heavy rains. Town Engineer Norton reported there is also a sewer line which runs through the existing concrete culvert.

Town Engineer Norton reported they are proposing to install a double, low profile, concrete 8 foot by 4 foot culvert. The contractor will be negotiating the cost of the work related to the sewer with the WPCA (Water Pollution Control Authority).

The work will cause the closure of Highland Avenue for some time.

Town Engineer Norton noted the wetlands impact is on the south side, they can do the work within the right-of-way. They need to acquire an easement with the current owner of Sweeney's Garage to do the work on the north side of the culvert.

Town Engineer Norton reported the estimated cost of the project is a half million dollars. The State Bonding Commission has given the Town the money to make the repair; DOT is managing the funding. Town Engineer Norton reported he has provided the plans to the State today.

Town Engineer Norton indicated they will be stabilizing the slopes with

**TOWN OF EAST WINDSOR  
INLAND WETLANDS AND WATERCOURSE AGENCY  
Regular Meeting – November 3, 2021  
In-person AND  
ZOOM Teleconference  
Meeting ID: 714 897 1799  
MEETING MINUTES**

6

rip rap. He suggested it would be nice to do something with the dam at Butternut Pond but the Town doesn't own that property.

Town Engineer Norton noted a water pipe also runs through the current culvert. They had thought the water pipe belonged to the Connecticut Water Company but they've indicated that it's not their pipe. Discussion continued; Commissioner Pippin and Osborn theorized that the pipe may have originally brought water from Butternut Pond to the Broad Brook Mill when it was in operation.

Chairman Talamini asked if the Commissioners had any additional comments; no one raised any further questions.

Chairman Talamini called for a motion.

**MOTION: To APPROVE Inland Wetlands Application 15-2021 of the Town of East Windsor to replace the culvert on Highland Avenue at Main Street (Chestnut Brook).**

**Said work shall be performed in accordance with plan entitled and dated: Wetland Impact Plan, Town of East Windsor Culvert Replacement, Highland Avenue, East Windsor, Connecticut; Dated: June 2021 and the accompanying narrative entitled: Highland Avenue Chestnut Brook Crossing, Highland Avenue, Chestnut Brook, East Windsor, Connecticut prepared for Town of East Windsor Department of Public Works; Dated: June 2021; prepared by Karl F. Acimovic, P. E.**

**Easement Plan prepared for Town of East Windsor on Land of Christopher Lariviere, Highland Avenue and Main Steet, East Windsor, Connecticut; dated 8-5-2021; prepared by J. R. Russo & Associates, LLC.**

**With the 14 standard conditions.**

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

**VOTE: In Favor: Baker/Kebschull/Pippin/Osborn/Talamini  
(No one opposed/No abstentions)**

**X. OLD BUSINESS: None.**

**TOWN OF EAST WINDSOR**  
**INLAND WETLANDS AND WATERCOURSE AGENCY**  
**Regular Meeting – November 3, 2021**  
**In-person AND**  
**ZOOM Teleconference**  
**Meeting ID: 714 897 1799**  
**MEETING MINUTES**

7

**XI. MISCELLANEOUS:** None.

**XII. AGENT REVIEW AND DECISIONS:**

- 1) **IWWA 16-2021 – Town of East Windsor/Town Engineer Norton, DPW** – Install storm drainage and two cross culverts in area of 139 – 151 Wells Road, just north of Winkler Road. Map/Block/Road not applicable – “Roadwork”:

Chairman Talamini read the description of this application, which is being requested to be approved as an Agent Decision.

Town Engineer Norton reported that DPW has paved areas of Winkler Road to the north and northeast on Wells Road, and to the south on Winkler Road but there is still an area to be repaved which is horrendous. The plan is to replace a 36 inch culvert in the Winter or 2021 or Spring of 2022, prior to paving.

Commissioner Osborn noted a wash out further down on the corner of Wells Road; he asked what caused the wash out? Town Engineer Norton reported he thought it was an issue with groundwater from the field across the road but that property owner didn't agreed with him, so the Town will fix the wash out. Town Engineer Norton noted that wash out is not part of application #16-2021.

Wetlands Agent Calabrese noted she has issued this permit already. The Commission concurred with approval as an Agent Decision by consensus; no motion was made.

Unrelated to this permit, Town Engineer Norton advised the Commission that other Towns issue 5 year permits when working with the Wetlands Agent. He gave as an example drainage work which is to be done at KTI, which abuts the Dunkin Donuts property in the Industrial Park. Drainage repairs are required within a Town easement; a permit has been issued. The Army Corp of Engineers is holding up the work.

Wetlands Agent Calabrese advised the Commission the same situation is ongoing for Hugo who is working on the Silverman drainage easement. Commissioner Baker recalled the Commission also issued a permit for that work, the contractor can continue to work under that permit but should keep Wetlands Agent Calabrese advised of his progress. It was noted the

**TOWN OF EAST WINDSOR  
INLAND WETLANDS AND WATERCOURSE AGENCY  
Regular Meeting – November 3, 2021  
In-person AND  
ZOOM Teleconference  
Meeting ID: 714 897 1799  
MEETING MINUTES**

8

Commission would prefer if work on the Silverman easement didn't occur during the Winter.

Chairman Talamini suggested discussing this proposal at a future meeting.

**XIII. VIOLATIONS:** None.

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

**XV. CORRESPONDENCE:** None

**XVI. GENERAL BOARD DISCUSSION:**

**1) Election of Officers:**

**MOTION: To NOMINATE Rebecca Talamini as Chairman of the East Windsor Inland Wetland and Watercourse Agency.**

**Baker moved/Osborn seconded/DISCUSSION:** None

**VOTE: In Favor: Baker/Kebschull/Pippin/Osborn/Talamini  
(No one opposed/No abstentions)**

**MOTION: To NOMINATE Dick Pippin as Vice Chairman of the East Windsor Inland Wetland and Watercourse Agency.**

**Baker moved/Osborn seconded/DISCUSSION:** None

**VOTE: In Favor: Baker/Kebschull/Pippin/Osborn/Talamini  
(No one opposed/No abstentions)**

**MOTION: To NOMINATE Rick Osborn as Secretary of the East Windsor Inland Wetland and Watercourse Agency.**

**Pippin moved/Baker seconded/DISCUSSION:** None

**VOTE: In Favor: Baker/Kebschull/Pippin/Osborn/Talamini  
(No one opposed/No abstentions)**

Chairman Talamini reported the slate of officers will continue as nominated.



**TOWN OF EAST WINDSOR  
INLAND WETLANDS AND WATERCOURSE AGENCY  
Regular Meeting – November 3, 2021  
In-person AND  
ZOOM Teleconference  
Meeting ID: 714 897 1799  
MEETING MINUTES**

9

**2) Approval of 2022 Meeting Dates:**

The Commission reviewed the draft 2022 Meeting dates as proposed.

**MOTION: To APPROVE the 2022 Meeting Schedule for the East Windsor Inland Wetland and Watercourse Agency as presented.**

**Pippin moved/Baker seconded/DISCUSSION: None**

**VOTE: In Favor: Baker/Kebschull/Pippin/Osborn/Talamini  
(No one opposed/No abstentions)**

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

Chairman Talamini queried the public for comments; no one requested to speak.

**XVIII. EXECUTIVE SESSION – Pursuant to C.G.S. Sectopm 1-200 (6)(b) – pending claims/litigation – Action possible:**

**MOTION: To GO INTO EXECUTIVE SESSION at 7:42 p.m. Attendin the Executive Session were Chairman Talamini, Commissioner Baker, Commissioner Kebschull, Commissioner Osborn, Commissioner Pippin, and Commissioner Sawka, and Wetlands Agent Calabrese.**

**Pippin moved/Baker seconded/DISCUSSION: None**

**VOTE: In Favor: Baker/Kebschull/Pippin/Osborn/Talamini  
(No one opposed/No abstentions)**

LET THE RECORD SHOW the Recording Secretary left the in-person meeting at 7:42 p.m.

The Commission returned from Executive Session at 7:47 p.m. and adjourned the meeting. No actions taken.

**XIX. ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 7:47 p.m.**

**Pippin moved/Baker seconded/**

**VOTE: In Favor: Talamini/Baker/Kebschull/Osborn/Pippin**

**TOWN OF EAST WINDSOR  
INLAND WETLANDS AND WATERCOURSE AGENCY  
Regular Meeting – November 3, 2021  
In-person AND  
ZOOM Teleconference  
Meeting ID: 714 897 1799  
MEETING MINUTES**

10

**(No one opposed/No abstentions)**

Respectfully submitted:

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Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission