

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

Regular Meeting

Wednesday, December 1, 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 December 1, 2021 Regular Meeting of the East Windsor Inland Wetlands and Watercourse Agency to order at 7:01 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 members were present this evening, either in person or remotely.

Guests (In person): Kathy Pippin.

Guests participating remotely: (as identified on meeting participation list): Director of Planning and Development/Town Planner /Wetlands Agent Calabrese, and Regular Commission Member Kebschull.

Chairman Talamini hosted the meeting this evening along with Wetlands Agent Calabrese.

- II. ESTABLISHMENT OF QUORUM:**

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Chairman Talamini noted the establishment of a quorum with 5 Regular in attendance in-person and remotely, and 1 Alternate Member present in person. All Regular Members will sit in on votes this evening

III. PLEDGE OF ALLEGIANCE:

Everyone stood to recite the Pledge of Allegiance.

IV. AGENDA ADDITIONS: None.

V. APPROVAL OF MINUTES:

1) November 3, 2021 – Regular Meeting:

MOTION: To APPROVE the Minutes of the Regular Meeting of the Inland Wetlands and Watercourse Agency dated November 3, 2021 as presented.

Pippin moved/Osborn seconded/DISCUSSION: None.

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

VI. NEW APPLICATIONS TO BE RECEIVED: None.

VII. PUBLIC HEARINGS: None.

VIII. CONTINUED PUBLIC HEARINGS: None

IX. NEW BUSINESS: None.

X. OLD BUSINESS: None

XI. MISCELLANEOUS:

1) Tighe & Bond, Contract Referral:

Wetlands Agent Calabrese reported the Town Attorney have worked up an agreement with Mr. Balch and the Town regarding a Proposal and Cost Estimate for a Forensic Soil Assessment for property at 222 and 232 South Main Street, East Windsor, CT. The Town will receive payment from Mr. Balch for each phase of the work. The proposal has been reviewed

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and approved by the attorneys and the Army Corp of Engineers. Wetlands Agent Calabrese advised the Commission the next step is to refer the contract to the Board of Selectmen to enter into the agreement.

MOTION: That the Inland Wetlands and Watercourse Agency formally refer the contract with Tighe&Bond for the Forensic Soil Assessment for the Balch properties for remediation to the Board of Selectmen.

Pippin moved/Osborn seconded/

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

2) Wetlands Map Revision:

Wetlands Agent Calabrese advised the Commission the Town has not revised the official Wetlands Map since the 1980s. She shared a copy of the Wetlands Map from 1965, while Chairman Talamini shared the Wetlands Map which is available in the Town Clerk's Office, and is also the Wetlands Map presented by MapGeo. Wetlands Agent Calabrese reported the Commission must hold a Public Hearing to make the GIS Wetlands Map the Official Wetlands Map.

Commissioner Baker questioned how the State derives the data to develop the Wetlands Map? Chairman Talamini indicated she'd investigate Commissioner Baker's question. Commissioner Baker questioned if the State uses a grid and overlays a wetlands layer over that? He suggested if the Commission will be holding a Public Hearing to accept the GIS Wetlands Map as the Official Wetlands Map he wants the layers to be accurate. Chairman Talamini suggested this proposal is the best option to creating an updated Wetlands Map; applicants would then have to hire a soil scientist to test/delineate the wetlands for each application brought before the Wetlands Commission.

Discussion continued regarding delineating the wetlands. Commissioner Baker questioned if someone used 100 or 200 data points and then moved the data the distance from the current mapping – what would that cost? Wetlands Agent Calabrese advised the Commission the same situation exists regarding the location of property lines.

Commissioner Osborn questioned the date of the GIS Wetlands Map?

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Chairman Talamini reported February 8, 2019.

Commissioner Baker reiterated his problem is the layers don't align. Commissioner Osborn suggested East Windsor must be in the same situation as other towns; Commissioner Baker agreed but reiterated his displeasure. Commissioner Osborn noted that wetlands are based on soil types, which don't change; he noted he has maps going back decades showing the various wetlands soils throughout Connecticut.

Chairman Talamini questioned if the Commission is comfortable accepting the GIS Wetlands Map as the Official Wetlands Map? Wetlands Agent Calabrese indicated that would be her preference; the Commission could then make revisions as applications come through.

Commissioner Baker questioned why the data is going back only 10 years? Chairman Talamini suggested that would be based on the available budget. Commissioner Baker indicated he liked the idea of making future revisions as the applications occur.

Wetlands Agent Calabrese questioned if it could be noted this is the Wetlands Map without the 150 foot buffer; Chairman Talamini replied affirmatively.

Chairman Talamini asked if the Commission was ready to set a Public Hearing date for acceptance of the GIS Wetlands Map?

MOTION: To MOVE acceptance of the GIS Wetlands Map to a Public Hearing on February 2, 2022.

Pippin moved/Osborn seconded/

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

Commissioner Pippin requested the Commissioners be provided a full-sized hard copy of the proposed map for the January 2022 Meeting.

XII. AGENT REVIEW AND DECISIONS: None.

XIII. VIOLATIONS: None.

XIV. CONFERENCES/SEMINARS/TRAINING:

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- 1) **DEEP Training still suspended – archival training only available.**

No discussion.

XV. CORRESPONDENCE: None.

XVI. GENERAL BOARD DISCUSSION:

- 1) **Re-Approval of REVISED 2022 Meeting Dates:**

Chairman Talamini noted the March 2022 Meeting date was previously identified incorrectly; the revised schedule now reflects the March 2022 Wetlands Meeting as March 2, 2022. She requested a motion to reapprove the 2022 IWWA Meeting Schedule.

MOTION: To correct the error on the March IWWA Meeting to March 2, 2022.

Pippin moved/Osborn seconded/

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

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

Chairman Talamini asked Mrs. Pippin if she had any comments; Mrs. Pippin deferred.

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

No Executive Session this evening.

XIX. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:24 p.m.

Pippin moved/Osborn seconded/

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

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Respectfully submitted:

Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission