

Inland Wetland and Watercourse Agency  
Regular Meeting  
July 1, 2020

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

**Regular Meeting**

**Wednesday, July 1, 2020 7:00 p.m.  
East Windsor, Connecticut**

**Meeting held via ZOOM Teleconference Meeting ID: 332 683 3563**

***MEETING MINUTES***

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

**I. CALL TO ORDER:**

Chairman Talamini called the July 1, 2020 Inland Wetlands and Watercourse Agency Regular Meeting to order at 7:02 p.m. The Meeting is being held via teleconference due to closure of the Town Hall to the Public as the result of the coronavirus epidemic.

**II. ESTABLISHMENT OF QUORUM:**

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

**Unable to Attend:** Alternate Member Michael Sawka.

Chairman Talamini noted the establishment of a quorum with 5 Regular and 1 Alternate Member as noted above. All Members will sit in on votes this evening via video conference.

Also, in attendance was Wetlands Agent Ruben Flores-Marzan.

**III. PLEDGE OF ALLEGIANCE:**

Pledge of Allegiance was not said this evening..

**IV. AGENDA ADDITIONS:**

**MOTION:**

**To ACCEPT Agenda Addition New Application to be Received: #10-2020 -TBK Venture, LLC and KBT Realty, LLC – 200 South Main Street (Warehouse Point).** Request for an Agent Decision to issue an Inland Wetland and Watercourse Permit for construction of an 1,874

square foot building in an existing paved area that is within the upland review area. Property zoned B-2, M-1 and A-2. Map 022, Block 05, Lots 080, 081, and 081-01.

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

#### **V. APPROVAL OF MINUTES:**

**MOTION: To accept the Regular Meeting minutes of June 3, 2020 and the Special Meeting minutes of June 9, 2020, as presented.**

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

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

**1. #10-2020 – TBK Venture, LLC and KBT Realty, LLC – 200 South Main Street (Warehouse Point).** Request for an Agent Decision to issue an Inland Wetland and Watercourse Permit for construction of an 1,874 square foot building in an existing paved area that is within the upland review area. Property zoned B-2, M-1 and A-2. Map 022, Block 05, Lots 080, 081, and 081-01.

Wetlands Agent Ruben Flores-Marzan read the description of this item of business.

#### **MOTION:**

**To ACCEPT the Application #10-2020 .**

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

Joining the Commission via teleconference was Tim Coon, P. E., of J. R. Russo & Associates.

Mr. Coon went over the application and map of the property via Zoom. He stated that 2 new buildings is what is being purposed for the property. One on the south side with no activity in the regulated area and one on central part of the western end of the developed area. He explained that both buildings will go in areas that are currently paved. He stated that the existing drainage patterns will be maintained. There will be a reduction in the impervious coverage because landscaping will be added. He stated that because the purposed work is limited to the upland review area and they are only working areas that have already been paved the disturbance and the potential for wetland impacts is minimal in that area. He stated that is why they are only asking for an Agent Decision.

Alan Baker wanted to know what was going to be done in the buildings and he was told that there would be more auto detailing and auto repair.

Rebecca Talamini asked if there was a plan for the oil and fluids that comes off the vehicles and was told yes that it was similar to the other facilities out there.

Dick Pippin stated that a plan for waste removal was a State requirement for a Dealer's License.

Alan Baker stated that he doesn't really have a problem with this being an agent decision because it is already a developed area and a fairly small construction site.

Dick Pippin stated that the only thing he sees is that west of the buildings is a pretty good slope down to the flood plain and we would have to make sure that they are adequately protected and we don't end up with erosion. He stated that other than that he is fine with an Agent Decision.

Rebecca Talamini stated that that is her only concern also. She said it is a pretty steep slope in back of the existing parking lot of the western building, so, as long as there is adequate barrier that is put there then she agrees that she is fine with an Agent Decision.

Mr. Coon pointed out on the map the limit of work line and the sediment barrier that will be placed at the edge of the existing pavement. He stated that behind it is a rip wrap clad retention basin that already exists. He stated that they would be working up to the edge of the existing pavement.

Alan Baker asked if he was going to submit an erosion and control plan to the office and a start of work notification just like normal.

Mr. Coon stated that this plan would serve as the erosion control and that they still have to go to the Planning and Zoning Commission and that it would be detailed there.

Jamie Sydoriak asked if the current area of the rip wrap retention pond is adequate to hold whatever runoff might result from the new improvements or there be an analysis be conducted to see if that runoff area needs to be extended.

Mr. Coon explained that it does not need to be expanded because the impervious area is being reduced which will result in a reduction in runoff.

Kurt Kebschull asked if there were other examples of other auto facilities along that road that they have done things like this above or equal to what they have already done. He wanted to know if they have looked at what other auto facilities have done or if it is a protective of the environment as is being done at this location.

Mr. Coon stated that they are currently working on a facility down the street and it was permitted and has similar erosion controls for direct construction. He explained that this property has had similar uses on it for a long period of time so there really is not a change of use. Therefore, it will have the same protections that it has had for its prior activities.

Richard Osbourne stated that there had been problems before with that slope in the back and he believes it had been corrected with the retention pond but the site has to be watched because it is clay underneath and it is a steep slope.

**MOTION:**

**To APPROVE the Application #10-2020 as an Agent Decision.  
Baker moved/Kebschull seconded/VOTE: In Favor: Unanimous**

**PUBLIC HEARINGS:** None

**CONTINUED PUBLIC HEARINGS:** None

**NEW BUSINESS:**

**1. #09-2020 – Broad Brook Meadows Subdivision – Windbrook Homes, LLC.**

Property at corner of Depot Street and East Road (131 Depot Street). Property owned by Sheila Sharos. Request for a permit to conduct regulated activities (sect. 4.3 and 5) for a 15 lot residential subdivision. R-3 Zone; Map 99, Block 53, Lot 005.

Mr. Coon, representing Windbrook Homes LLC., shared the plans via Zoom. This is a proposed subdivision that is 35.3 acres that is located at the intersection of Depot Street to the south and East Road to the east. It is currently approved with a barn and a few sheds way up in the northwest corner. He stated that otherwise it is vacant. He stated that there are about 13.4 acres on the eastern portion up against East Road that have been row crops in the past. Also, the central portion of the site has been hay fields which most of it is cleared and the remaining 10.5 is wetland area in the north and west. The wetland boundaries were flagged by Davidson Environmental back in the fall of 2019. They were surveyed and shown on the plan and the 150 foot regulated area was also outlined. He explained with regard to runoff the majority of this site other than the very southeastern corner all sheet flows towards the wetlands to the north and west. In the southeast corner there is a pipe that takes the runoff into the street drainage system in the opposite direction. There will be 12 frontage lots and 3 rear lots and they will all have onsite septic systems and public water. There is an existing water main in Depot Street and they will be doing an extension to extend that water main down East Road to serve all of the lots. He stated that only 2 of the lots are anticipated to have any regulated activity. Lot 1, located in the southwest corner, on Depot Street, will have grading from the septic system which will be no closer than 50 feet to the wetland. This area is currently disturbed and is just a mowed field. The other lot is at the other end of the subdivision, Lot 15, located at the northeast corner, on East Road, a wooded area that drops down the wetlands to the north. It will have to pump to the septic system to the field elevation which is a sandier area. There will also be no activity closer than 50 feet to the adjacent wetlands. All of the lots will be using all standard erosion control, including construction entrances and perimeter silt fence and other sediment barriers. He stated that all of the drainage patterns will be maintained as they currently are, which are essentially sheet flow down to the wetlands. He states that there will be a reduction in the runoff as well by converting the row crop to the majority to lawn. There is no formal drainage system being proposed just maintain the flow on the property that exists out there. In total between Lots 1-15 there is 0.9 acres of disturbance in the upland review area and no of it gets any closer than 50 feet to the wetlands. There are no direct wetlands impact and they have received a letter from North Central

Health District saying that the soil is suitable for septic systems. They have also received a memo from the Town Engineer that all of his comments have been addressed.

Alan Baker wanted to know what the comments that Len had said and how they were addressed since they were not in the packet.

Mr. Coon explained that one comment was about the drainage report to add the time of concentrations to the plan, which was done and a revision to one of the tables that was required. There was an incorrect date on one of the sheets of the plan that was corrected. He stated that the only real change of substance was adding the signature block of the soil scientist to the plan. Also, he recommended that they look into extending the water main down East Road as opposed to adding wells, which were changed as a result of the conversation with the Health Department.

Jamie Sydoriak stated she was curious about the memo dated 6/11/20. She wanted to know about item number 11 regarding the flat grading and the ponding issues. She wanted to know what were done to the plans to address the addition of runoff from the driveways from Lots 5 and the other Lot that increase the runoff to the road gutter in the area exacerbating the ponding.

Mr. Coon explained that at the corner of East Road and Depot Street there is currently a ridge that runs through the area and the water enters the existing pipe. He stated that there were no changes to the plans but explained that all of the driveways will be sloped and cross sloped to try and bring the water across the driveway prior to it reaching the gutter in the street. He stated that that will minimize the amount of water that gets to the gutter. He stated that it will come off and travel over land instead to get to this pipe for both of these driveways which will minimize the amount of water in the gutter. He stated earlier that this is currently been row crops and what they are doing will reduce the amount of runoff by changing it to grass which will result in a reduction of ponding in the street. He stated that Len had sent him a letter stating that all of his comments had been addressed.

Jamie Sydoriak stated that on his general notes it stated that adequate erosion and sediment control will be implemented but she was wondering if the East Windsor Agents will be invited for any site visits either before work commences. For those lots that are closest to those wetland area, the stock piles are kind of close and she just wants to make sure that eyes are on those stock piles especially after a rain event. She wants to make sure those piles don't slowly erode into the wetland areas.

Mr. Coon explained that typically one of the conditions of approval is that they have to notify the wetland agent prior to the start of construction so they can be on top of that for proper inspections.

Alan Baker asked if there was any work proposed for the barn in Lot 1.

Mr. Coon stated that he believed that there was the intention take down some of the sheds that are in disrepair. He stated that he believes that it will be offered to the abutting property owner to see if he would like to buy it. If not he believes it will just stay with Lot 1.

Rebecca Talamini asked if the barn and sheds were to be demolished would the proper erosion control be in place.

Mr. Coon stated that they could put a condition of approval that if there is demolition activities the appropriate erosion and sediment control will be put up around the back of it to be inspected by the wetland agent, he has no problem with that.

Richard Osbourne asked if the abutting property owners had been notified.

Mr. Coon explained that they would be notified when this goes to Planning and Zoning because it is a special permit for the rear lot which requires a public hearing.

Dick Pippin stated if they were to demolish the barn would they have to apply for a permit from the Town and because it is over 50 years old the Historical Preservation has to look at it.

Ruben Flores-Marzan explained that he is happy with the plans now that they are going to extend the water main.

**MOTION:**

**To APPROVE the Application, #09-2020 – Broad Brook Meadows Subdivision – Windbrook Homes, LLC. Property at corner of Depot Street and East Road (131 Depot Street). Property owned by Sheila Sharos. Request for a permit to conduct regulated activities (sect. 4.3 and 5) for a 15 lot residential subdivision. R-3 Zone; Map 99, Block 53, Lot 005, with standard precautions.**

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

**OLD BUSINESS:** None.

**MISCELLANEOUS:**

**1. Informal Discussion – Wetland Fee Ordinance**

**2. Informal Discussion – Wetland Violation/Citation Ordinance**

Alan Baker stated that he thought they were close on these issues and he thinks they can go through all the documents and be ready to go over all of this for the August meeting and get these completed quickly.

**AGENT DECISIONS:** None

**STATUS REPORTS:** None

**VIOLATIONS:** None

**CONFERENCES/SEMINARS/TRAINING:**

**1. DEEP News Release re: DEEP Online Training for Municipal Inland Wetland Agencies**

**2. DEEP Advisement of Availability of Online Training for Municipal Inland Wetlands**

Alan Baker stated that per Statute as it says in the advisement of availability of online training for Commissioners, at least one of them have to have completed the comprehensive online training course. He stated that members have done this in the past but he thinks that new people should do this also. His intention is to complete this by the end of the year. He also stated that Ruben needs to take this course by the end of the year. He states that this is very important incase they are pulled into court. He states that the courses are free.

**3. Commissioner Sydoriak's advisement of Direct link to Training**

**CORRESPONDENCE:**

**1. Eversource – 112 Prospect Hill Road** – Communication regarding intent to file petition with the Connecticut Siting Council to modify an existing wireless communications facility at its East Windsor Area Work Center building. This is just a FYI action.

**GENERAL BOARD DISCUSSION:**

Alan Baker stated that he wanted to bring up a discussion about a permit that was approved for Sardilli that is now for The Silverman Group. He was concerned because it has the Chairs name on it and the Applicant's name on it and is a contract between the two. The current contract is with Sardilli not Silverman. He was not sure how that was to be handled. He stated that there are provisions for reassignment of permits but the Silverman Group needs to come in and explain any changes if any and approve the reassignment.

**PUBLIC PARTICIPATION (Discussion on non-Agenda items only):** No one requested to speak this evening.

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**ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 8:02 p.m.**

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

Respectfully submitted:

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Rebecca D'Amicol, Substitute Recording Secretary, Inland Wetlands and Watercourse  
Commission