

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

**Regular Meeting**

**Wednesday, March 2, 2022**

**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 March 2, 2022 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, Richard Osborn (Secretary), Richard P. Pippin, Jr. (Vice Chairman), and Alternate Member Mike Sawka were present in person; Kurt Kebschull participated remotely.

**Unable to Attend:** All Commission Members were present tonight.

**Guests (In person):** Director of Planning and Development/Town Planner/Wetlands Agent Calabrese hosted the meeting. Also present were: Darren Andrews, Don Grant, Danielle Miller, Kris van Naerssen, AECOM Environmental, and Kathy Pippin.

**Remote participants:** IWWA Member Kurt Kebschull, Peg Hoffman, Recording Secretary.

**II.    ESTABLISHMENT OF QUORUM:**

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Chairman Talamini noted the establishment of a quorum with 3 Regular and 1 Alternate Member attendance in-person, and 1 Regular Member participating remotely as noted above. 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:**

Wetlands Agent Calabrese requested the addition of a Determination of an As-of-Right activity for Don Grant, and a Determination of an As-of-Right activity for Garrett Andrews under **AGENT DECISIONS**.

**MOTION: To ADD under AGENT DECISIONS a Determination of an As-Of-Right activity for Don Grant, and Garrett Andrews.**

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

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

**V. APPROVAL OF MINUTES – December 1, 2021 – Regular Meeting**

**MOTION: To APPROVE the Minutes of Regular Meeting of the Inland Wetlands and Watercourse Agency dated December 1, 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:**

**IWWA-03-2022 – 298 South Main Street, Applicant: Arvind Persud – Construction of a 1,500 SF building and parking for automotive sales & repair - Upland Review Area – Stormwater Discharge:**

Chairman Talamini acknowledged receipt of IWWA-03-2022 – 298 South Main Street, Applicant: Arvind Persud – Construction of a 1,500 SF building and parking for automotive sales & repair - Upland Review Area – Stormwater Discharge.

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No one was present either in-person, or remotely, to discuss this application.  
The Commission verbally postponed acceptance of the application until later in the meeting.

**(No motion)**

**(See additional discussion under NEW BUSINESS)**

**VII. PUBLIC HEARINGS:**

**Official East Windsor Inland Wetlands & Watercourses Map Amendment:**

**MOTION: To OPEN THE PUBLIC HEARING on the Official East Windsor Inland Wetlands & Watercourses Map Amendment.**

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

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

Wetlands Agent Calabrese shared a copy of the current Wetlands Map, which was filed with the Town Clerk in 1980; the current Wetlands Map is based on soil delineations made in 1965. Wetlands Agent Calabrese advised the Commission she no longer uses the 1980 Wetlands Map, but prefers to use the GIS Wetlands Map which includes overlays of the various wetlands soils layers, as well as the upland review area. Wetlands Agent Calabrese indicated she is proposing that the Commission accept the GIS map as the official Wetlands Map.

Wetlands Agent Calabrese suggested if we get this digitalized, Staff will go back 10 years to review the permits granted in relation to the soils as delineated on the applications.

Chairman Talamini requested comments from the Commission.

Commissioner Kebschull, participating remotely, suggested the GIS map looks good. He suggested to go from the 1965 Wetlands Map, which is unbelievably detailed, is a good accomplishment. He noted that Albert Grant (Chairman of the Agricultural Commission and Conservation Commission) had requested a “soils map”, Commissioner Kebschull suggested the GIS Map may be what Mr. Grant was looking for. Commissioner Kebschull reported he did a Google search regarding a soils map and came up with something similar regarding soils related to crops, but the GIS map may be what Mr. Grant is looking for. Wetlands

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Agent Calabrese compared the 1980 Wetlands Map to the GIS map, noting it's much more difficult to see the wetlands areas which are outlined in green, vs. the cleaner GIS map which shows the soil layers.

Commissioner Baker questioned where the data for the new (GIS) map comes from? Chairman Talamini indicated it comes from ATD's soils map from 2019.

Chairman Talamini called for comments from the in-person audience; no one requested to comment. Chairman Talamini then offered the participants signed in remotely an opportunity to speak; no one requested to be acknowledged.

**MOTION: To CLOSE THE PUBLIC HEARING on the Official East Windsor Inland Wetlands & Watercourses Map Amendment.**

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

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

**MOTION: To ADOPT as the new Town of East Windsor Official Wetlands Map document dated March 21, 2021.**

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

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

**VIII. CONTINUED PUBLIC HEARINGS:** None.

**IX. NEW BUSINESS:**

**IWWA-03-2022 – 298 South Main Street, Applicant: Arvind Persud – Construction of a 1,500 SF building and parking for automotive sales & repair - Upland Review Area – Stormwater Discharge:**

Chairman Talamini noted no one is present regarding this application at this time. The Commission decided to take discussion of application #IWWA-04-2022 regarding an Agent Decision – Former Mill Site first.

**IWWA-04-2022 Agent Decision – Former Mill Site – 8 Mill Street – Remedial excavation activities to remove impacted soils noted during previous investigations at the “PCSA-8” and “PCSA-4” areas onsite. Excavations are**

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**confined to the Upland Review Area:**

Chairman Talamini read the description of this Item of Business.

Joining the Commission in person was Kris van Naerssen, of AECOM Environmental.

Mr. van Naerssen reported he is present on behalf of Hamilton Sunstrand Corporation. Wetlands Agent Calabrese offered the Commission her Staff memo which addresses the proposed site work.

Mr. van Naerssen advised the Commission that about a year and a half ago they received an Agent Decision to do investigative work at the site. The work proposed will all be within the 150-foot upland review area of Broad Brook at Mill Street. This is the initial phase of the remedial work, although there is a larger remedial project currently in the design stages. This proposed remedial work is designed to address impacts to the street areas identified by the engineers. This proposal follows up on borings previously done which identifies the soils at the site. This permit would allow the applicant to excavate the area, confirm that all of the contaminated material had been removed, and sending the contaminated material offsite for appropriate disposal. Soil and erosion controls are being proposed around the work area, anti-tracking pads and street sweeping are proposed as well to keep the work contained within the work site.

Mr. van Naerssen asked the Commissioners if they had any questions.

Commissioner Baker requested Mr. van Naerssen identify the areas on his map. Mr. van Naerssen noted they would be using the former access road on Mill Street, he indicated that Broad Brook flows along the north side of the site and then takes a hard left turn along the western edge of the property. Tan is the upland review area, blue is the river/Broad Brook, the lighter blue area is the areas identified by the engineers, while the white area is the area approved under the Agent Permit. Mr. van Naerssen indicated most of the work will occur within the upland review area. The area of the site remediation is relatively flat.

Commissioner Pippin questioned that the material being excavated is going out of town? Mr. van Naerssen replied affirmatively. After the excavation work the site will be backfilled to grade to match existing conditions. Mr. van Naerssen noted they must appear before the Planning and Zoning Commission as well. Commissioner Pippin questioned when they are proposing to do the work? Mr. van Naerssen indicated they hope to do the work in the late Summer or early Fall.

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Commissioner Osborn questioned if haybales would be put all along the stream? Mr. van Naerssen indicated they would be installed along the limits of the excavation.

Commissioner Baker noted they would be going down 12 feet in one area, he questioned what the typical depth of excavation would be? Mr. van Naerssen indicated excavation would occur from 8 to 12 feet. After excavation they would do test holes to confirm the contaminated materials had been removed. Commissioner Baker questioned if Mr. van Naerssen envisioned any pumping of water from the test holes, and if so, where would that water go? Mr. van Naerssen indicated there are two options, contaminated groundwater could be taken offsite as well, or discharged back into the groundwater. Commissioner Baker questioned if the water would be tested before removal as well? Wetlands Agent Calabrese replied affirmatively. Commissioner Baker questioned who gets the test results? Wetlands Agent Calabrese suggested that gets reported to the State.

Noting the difficulty picking up discussion remotely Commissioner Kebschull questioned what the contaminants are? Mr. van Naerssen reported there were PCBs and a handful of metals; he noted this work is PCB-focused. Commissioner Kebschull questioned the timeline for the work. Mr. Naerssen suggested late Summer or early Fall. Commissioner Kebschull questioned if there are plans to do something with the property, or tear down the Mill? Mr. van Naerssen reported that decision is beyond the scope of this project, although there are other discussions going on. Commissioner Kebschull suggested it's an interesting property and it's historic, it would be neat if something like what happened in Windsor Locks could happen here.

Commissioner Osborn questioned if there is any mercury in the contaminants? Mr. van Naerssen indicated the contaminants were identified in the engineer's report.

Chairman Talamini called for additional questions. No one requested to speak; Chairman Talamini called for a motion.

**MOTION: Move to approve, with standard conditions, the application of Hamilton Sundstrand Corporation for remedial excavation activities to remove impacted soils noted during previous investigations at the "PCSA-4" and "PCSA-8" area onsite. Excavations are confined to the Upland Review Area at property located at 8 Mill Street, Broad Brook, CT.**

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

**IWWA-03-2022 – 298 South Main Street, Applicant: Arvind Persud – Construction of a 1,500 SF building and parking for automotive sales & repair - Upland Review Area – Stormwater Discharge:**

Chairman Talamini noted no one has appeared to discuss this application, she questioned if the Commission would like to receive the application and move on? Wetlands Agent Calabrese indicated she could give the Commission an overview of the project.

Wetlands Agent Calabrese reported the applicant is appearing before the Planning and Zoning Commission currently. The site at 298 South Main Street is currently a vacant lot which is proposed to be used for automobile sales and repair. The proposed activity would be in the upland review area, where it drops off the embankment above the flood plain. The concern about stormwater discharge was a primary concern for the Planning and Zoning Commission, the Town Engineer has asked for additional information on the drainage calculations. There were also some concerns over the level spreader in that area, and the need for soil testing if the material on site is fill material. They're proposing infiltration galleys up to a 100-year storm, and the overflow would discharge to the level spreader; discussions are continuing between the applicant and Town Engineer Norton.

Commissioner Osborn noted there are very erodible soils at that location; Commissioner Pippin concurred. Commissioner Pippin noted this work needs to occur during the dry season also, and should be noted on the plans.

Commissioner Osborn requested clarification of the site location. Wetlands Agent Calabrese noted it's on the South Windsor/East Windsor town line. She indicated she's heard from the South Windsor Environmental Planner who also suggested testing for the galleys. Wetlands Agent Calabrese noted concerns for residents on both sides of the parcel, which is zoned B-2.

Discussion followed regarding acceptance this evening, or to delay acceptance until the applicant can attend the meeting. Commissioner Pippin noted acceptance starts the clock running for the application approval, Commissioner Baker recalled in the past an application was accepted at one meeting and then the application heard at the subsequent meeting. He recalled not accepting applications which were not complete. Wetlands Agent Calabrese indicated a

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standard application was submitted; the applicant was unable to attend this meeting.

Commissioner Pippin suggested the results of the test holes is a serious concern, he felt the Commission should receive this as a standard application.

Chairman Talamini queried the Commission for their preference regarding acceptance vs. postponement.

**MOTION: To ACCEPT IWWA-03-2022 – 298 South Main Street, Applicant: Arvind Persud – Construction of a 1,500 SF building and parking for automotive sales & repair - Upland Review Area – Stormwater Discharge as a standard application.**

**Pippin moved/Osborn seconded/DISCUSSION:** Commissioner Kebschull questioned that the choice was to accept the application or delay acceptance? Chairman Talamini replied affirmatively. Commissioner Kebschull cited IWWA training modules indicated receipt of an application can be postponed if the applicant isn't present, or if the Commission needs additional clarification. Chairman Talamini noted this vote is to receive the application; the Commissioners can have discussions when the applicant comes before the Commission and based on Town Engineer Norton's comments.

**VOTE: In Favor: Talamini/Baker/Kebschull/Pippin  
Opposed: Osborn  
Abstained: No one**

**X. OLD BUSINESS:** None.

**XI. MISCELLANEOUS:**

**Appoint Danielle Miller as East Windsor's Wetlands Agent:**

Chairman Talamini welcomed Danielle, and asked her to introduce herself to the Commission.

Ms. Miller reported she came from the New Orleans area, and has been a Town Planner in a small town named Gretna. Gretna has about 19,000 residents contained within under a 5 mile area; it's a dense city with a lot of historical significance. Ms. Miller noted she's also nationally certified by EnvironServe in green infrastructure. She found that Connecticut is so concerned with



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wetlands and environmental issues, all areas in which she's interested. She has her DEEP certification for Inland Wetlands Watercourse Agency training, and DEEP training certification for the Aquifer Protection Area, and is looking forward to getting into the job.

Wetlands Agent Calabrese requested the Commission appoint Danielle as an additional Wetlands Agent, so they can support each other regarding issues that come to their attention.

Chairman Talamini called for a motion to appoint Danielle as a Wetlands Agent for East Windsor.

**MOTION: To APPOINT Danielle Miller as East Windsor's Wetlands Agent.**

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

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

**XII. AGENT REVIEW AND DECISIONS:**

**IWWA-01-2022 – Agent Decision: 106 Norton Road – Relocate garage (upland review):**

Chairman Talamini announced the application. Wetlands Agent Calabrese reported she's issued this Wetlands Permit. She recalled the applicant had come through previously regarding a deck they planned to add to the home, they are now looking to relocate the garage to accommodate a future addition. The work is all in the upland review area. The Commission reviewed a sketch of the proposed location. Commissioner Osborn noted the property owner is cutting down trees in the back of the property.

**(No motion)**

**IWWA-02-2022 – Agent Decision – 3 Revay Road – Clearing Brush/Fence Install (upland review):**

Wetlands Calabrese noted this applicant was granted a previous Agent Decision when they cleared up brush at this location. They now want to install a fence around the parking lot as a lot of catalytic converters are being stolen. Chairman Talamini questioned if they were doing any stumping; Wetlands Agent Calabrese

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replied negatively.

**(No motion)**

**Determination of an As-Of-Right activity for Don Grant**

Wetlands Agent Calabrese shared a plan for property at Melrose and Broad Brook Road with the Commission.

Don Grant joined the Commission. Wetlands Agent Calabrese reported that Mr. Grant plans to install a culvert and swale. Mr. Grant indicated the work is pending approval by the State/USDA, but he felt the intent was to do this work in the Spring. He noted there are 3 existing culverts that discharge into the same area. He noted that when the State put in the culvert under the intersection at Broad Brook Road going south a couple of years ago they installed a small amount of riprap at the discharge, but only on their side of the line. He plans to install a waterway in the area of the discharges which will flow into the grass lined waterway that will be constructed where the “red” line is on the plan. That will discharge just outside of the State area. The work will entail excavating soil to put in the rocks and trim some tree branches and remove some brush and contouring the area to install the grass waterway.

Mr. Grant also noted a sinkhole has occurred as well; he’ll be filling in the sinkhole as part of this work.

The Commission advised Wetlands Agent Calabrese to issue the permit administratively, but to keep the Commission updated on the work.

**(See motion acknowledging the As-of-Right activity below)**

**Determination of an As-Of-Right activity for Garrett Andrews:**

Mr. Andrews joined the Commission. He noted he’s interested in purchasing 3 of 4 lots located on Wells Road, the lots of interest are #26, #28, and #30. Mr. Andrews indicated he would like to build a home on lot #26, and clear the area outlined in “green” for farmland for beef cattle and honeybees. Commissioner Osborn questioned if Mr. Andrews would be doing any stumping; Mr. Andrews replied affirmatively, noting the property had been logged some years ago. Commissioner Osborn questioned what would be done with the logs; Mr. Andrews suggested he would have them hauled out. Wetlands Agent Calabrese read an excerpt from the current Wetlands Regulations to clarify the As-Of-Right

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Decision.

Commissioner Baker noted in a previous case the Commission had decided there was not an agricultural use, so stumping was not allowed, but in this case it is. Discussion continued regarding the need to establish the agricultural use to permit stumping as an As-of-Right activity. Chairman Talamini questioned if there would be any filling to make the area flat; Mr. Andrews replied negatively, noting the area was pretty flat already. Mr. Andrews noted there is no standing water, but the area is delineated as wetlands and the area is a little soft.

**MOTION: That the Commission has made a finding of an As-of-Right Determination for 28 Wells Road, East Windsor, CT. , Map 125, Block 24, Lot 025, for clearing of trees and land, a 14.65 acre section, for pasture, hayfield, and gardening.**

**Baker moved/Pippin seconded/DISCUSSION:** Commissioner Pippin questioned if stumping should be included in the activities? Commissioner Baker felt there was no need as the activities are farming.

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

Chairman Talamini suggested the Commission make a similar finding for Don Grant.

**MOTION: That the Commission has made a positive finding As-of-Right for Don Grant for a grass waterway and drainage work on 128 Broad Brook Road, East Windsor**

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

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

**XIII. VIOLATIONS:**

**Status Update on 232 South Main Street (Balch property) – Soil Study**

Wetlands Agent Calabrese reported the soil studies started this week, they're confirming information developed during the site walk to delineate the impact and develop a restoration plan.

**XIV. CONFERENCES/SEMINARS/TRAINING:**

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**1) DEEP IWWA Training Available Online:**

Chairman Talamini noted that the DEEP training is available online for the Commissioners to take as they have time. Commissioner Kebschull reported he's completed two of the eight modules.

**XV. CORRESPONDENCE:**

Wetlands Agent Calabrese advised the Commission that the additional riprap was put in at the outfall at 247 South Water Street across from the new warehouse. The area has been stabilized.

**XVI. GENERAL BOARD DISCUSSION:**

Chairman Talamini opened discussion for the Commissioners.

Commissioner Baker questioned if Wetlands Agent Calabrese had reviewed the open permits to see if the erosion controls and silt fence have made it through the Winter. He questioned if Staff had had an opportunity to review Newberry Road. Wetlands Agent Calabrese reported they had visited that area today and would be speaking with Scott Cota regarding his project.

Wetlands Agent Calabrese noted they also drove through Newberry Village to review the work being done at Mourning Dove Trail. They removed a lot of the trees that they dropped into vernal pools.

Wetlands Agent Calabrese reported they also visited West River Farms. There appear to be 4 houses under construction on the main street, and some on the cul-de-sac. Chairman Talamini recalled complaints about sand running down the hill into the neighborhood below.

Commissioner Osborn questioned if anyone had an opportunity to visit Skylark Airport? He noted someone is doing a lot of clearing on the north side of the Airport, and the area has been bulldozed; he questioned if they were widening the area. Commissioner Osborn suggested it appears they've also added a new hanger. Commissioner Baker suggested there are also piles of materials accumulating.

Chairman Talamini suggested Staff submit a report of open permits every couple of months or quarterly for the Commission's review.

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Chairman Talamini questioned the status of the permit issued on 37 Rice Road? Wetlands Agent Calabrese reported the Building Official had been investigating; she'll follow up and report back to the Commission.

Hearing no further comments from the Commission Chairman Talamini moved on to **PUBLIC PARTICIPATION**.

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

Chairman Talamini noted the opportunity for the in-person audience to comment; no one requested to speak. Chairman Talamini then offered the same opportunity to the remote participants; no one requested to be acknowledged.

**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 8:04 p.m.**

**Pippin moved/Osborn seconded/**

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

Respectfully submitted:

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Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission