

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

Regular Meeting

Wednesday, July 5, 2023

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

Draft Meeting Minutes

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

- I. CALL TO ORDER – 7:00 p.m.:** Chairman Davis called the July 5, 2023 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 Davis (Chairman), Kurt Kebschull (who participated remotely), Richard Osborn (Secretary), Richard P. Pippin, Jr (Vice Chairman), and Alternate Member Kathleen Pippin.

Unable to Attend: Regular Member Alan Baker, Alternate Member Michael Sawka.

Guests (In person): Inland Wetlands Agent/Zoning Enforcement Officer **Danielle Boudreau** hosted the meeting. **Public:** Christopher Vitti, William (Bill) Loos.

Remote Guests (as identified on meeting participation list): Regular Commissioner Member Kurt Kebschull; Peg Hoffman, Recording Secretary.

- II. ESTABLISHMENT OF QUORUM:**

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Chairman Davis noted the establishment of a quorum with 3 Regular and one Alternate Member in attendance in-person, and 1 Regular Member participating remotely as noted above. All Members will sit in on votes this evening.

III. PLEDGE OF ALLEGIANCE:

Chairman Davis requested everyone join her in reciting the Pledge of Allegiance.

IV. AGENDA ADDITIONS: None.

V. APPROVAL OF MINUTES:

June 7, 2023 - Regular Meeting:

Chairman Davis requested a motion of approval for the Commission's Regular Meeting Minutes of June 7, 2023.

MOTION: To APPROVE the Minutes of Regular Meeting of the Inland Wetlands and Watercourse Agency dated June 7, 2023 as presented.

D Pippin moved/Osborn seconded/DISCUSSION: None.

**VOTE In Favor: Davis/Kebschull/Osborn/D Pippin/K Pippin
(No one opposed/No abstentions)**

VI. NEW APPLICATIONS TO BE RECEIVED:

- 1. IWWA #07-2023: 20 Craftsman Road (M:093/B:19/L:012-121):
Request for a permit for the creation of a 100 ft x 100 ft dirt pad in a
regulated Wetlands area: Owner: IBEW LOCAL 42/Applicant:
Patrick Dowland:**

Chairman Davis read the description of this Item of Business, noting that this is just the receipt of the application this evening.

Wetlands Agent Boudreau noted she's reviewed the application and doesn't see any significant work occurring, the applicant had said they intend to drill in the same spot as where previous work was done. Chairman Davis noted the area is within a dirt path as well, Commissioner Dick Pippin suggested the area sits up on a knoll. Wetlands Agent Boudreau reported the application will be heard at the Commission's next

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meeting.

Chairman Davis called for additional comments, none of the Commissioners raised any questions. Chairman Davis requested a motion to receive the application.

MOTION: To ACCEPT New Application IWWA #07-2023, 20 Craftsman Road (Map 093. Block 019, Lot 012-012. Request for a permit for the creation of a 100-foot by 100-foot dirt pad in a regulated wetlands area. Owner: IBEW Local 42, Applicant Patrick Dowland.

D Pippin moved/Osborn seconded/DISCUSSION: None

**VOTE: In Favor Davis/Kebschull/Osborn/
D Pippin/K Pippin
(No one opposed/No abstentions)**

VII. PUBLIC HEARINGS: None

VIII. CONTINUED PUBLIC HEARINGS: None

X. (No Agenda description listed)

XI. OLD BUSINESS: None

XII. MISCELLANEOUS: None

XIII. AGENT REVIEW, REPORTS, AND DECISIONS:

**1. Update on 140 Rear S. Main Street – Wetlands Violations:
Excavation & Filling:**

Wetlands Agent Boudreau noted Mr. (Christopher) Vitti is present this evening. She has visited the site and taken photos, which she has provided for the Commission. Wetlands Agent Boudreau reported she met with Mike Healey from the BSC Group today, he'll be preparing the plan and doing the testing. Mr. Vitti joined the discussion, noting his correspondence with Melissa (Executive Assistant, Selectman's Office). Chairman Davis and Wetlands Agent Boudreau thanked Mr. Vitti for his communication.

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2. IWWA #06-2023 – Agent Decision: 85 East Road, In-ground pool located in Upland area:

Wetlands Agent Boudreau reported she issued an Agent Decision for the installation of an in-ground pool which is located within the Upland Review Area. The applicant has acquired all other required permits.

XIV. CONFERENCE/SEMINARS/TRAINING: None

XV. CORRESPONDENCE:

1. Notification of East Windsor Solar Two, LLC Public Hearing:

Chairman Davis noted receipt of correspondence regarding the Public Hearing for the Solar Two, LLC project.

Wetlands Agent Boudreau noted the correspondence is an advisement to the Town of the timing of a Public Hearing at the Siting Council for a Declaratory Ruling pursuant to Connecticut General Statutes 4-176 and 16-50k for construction, maintenance, and operation of a 4.0 megawatt AC solar photovoltaic electronic solar generating facility to be located at 31 Thrall Road. Wetlands Agent Boudreau noted residents can sign up to speak regarding this facility. The Siting Council's Public Hearing is scheduled for Thursday September 7, 2023 at 6:30 p.m. Wetlands Agent Boudreau noted other Town agencies have received notification of this correspondence

XVI. GENERAL BOARD DISCUSSION:

Chairman Davis called for Commissioner comments.

Commissioner Dick Pippin noted the appearance of Mr. Ceppetelli regarding his concern for activity at Reservoir Park, he questioned if Staff had been able to determine the status of permits? Wetlands Agent Boudreau reported she was able to document a response to Mr. Ceppetelli's comments/questions. She reported the property is currently in litigation with Mr. Ceppetelli so it's been advised any further communication occur between the lawyers and Mr. Ceppetelli. Commissioner Dick Pippin thanked Wetlands Agent Boudreau for following up on his request.

Chairman Davis called for additional comments from the other Commissioners,

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no one requested to comment.

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

Chairman Davis opened discussion to the in-person audience.

William (Bill) Loos, Melrose Road, Broad Brook: Mr. Loos reported he picked up a set of plans for the new Community Center, and while reviewing the plans he has concerns regarding the run-off over there. The Community Center has parking lots in the front and the back, and along the west side of the building there's an access road that runs from Abbe Road to the back parking lot. The elevation of the front parking lot is exactly the same as Abbe Road. Scout Hall is 1 foot higher than the front parking lot. The rear parking lot, which is the access road running from Abbe Road to the rear parking lot, is 2 feet lower than Scout Hall. Mr. Loos suggested that means all the water is running off the front parking lot, off the building, all the way around to the back in the back parking lot. The back parking lot has no sump drains in it, so water is going to collect there. In the Wintertime, when they salt all that property, they put so much salt down there it's actually white. There's no run-off here, the water is going to run into the wetlands that are in back of the back parking lot into the Scout Hall property. Mr. Loos noted the Town now owns that property, from Abbe Road to the rear of the parking lot. Mr. Loos indicated he's concerned that the water that's coming in there will come into the building, which is larger than it is now, or twice the size, is going to collect in that rear parking lot where the salt and everything is going to run into the wetlands. Mr. Loos felt they should have put some type of storm drains in there, probably running from the rear parking lot out to Abbe Road and down toward the southside of Abbe Road to Route 5. Mr. Loos suggested the grassy area that's left there, they're taking all the trees down in that area, is about 15 feet from the building to the rear parking lot from what he could see on the plans. Mr. Loos suggested the area to the rear is a 2 foot drop from the building to the back parking lot. Mr. Loos suggested there's no change to the rear parking lot from what he could see on the plans dated October 15, 2022, they're signed and registered with the name of J. R. Russo. Mr. Loos indicated he's really concerned about the run-off. Mr. Loos felt there would be flooding, if we have rain like we had this past weekend - the parking lot was flooded. Mr. Loos questioned if the Commission was concerned about this or not.

Wetlands Commissioner Osborn suggested there's a water problem already there. Commissioner Osborn reported he did the floors over there, they had to take up the vinyl flooring because of moisture coming up through the slab. We had to put quarry tile down. Commissioner Osborn felt there was still a moisture problem in

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that slab, and unless they build that up they'll have trouble with the floors in there. Commissioner Osborn suggested that's been a concern of his since this thing came up, and a lot of people laughed at him about it. Commissioner Osborn suggested he understood they brought in gravel, but he didn't think they built it up high enough. Commissioner Osborn questioned that the Town now owns the property, Mr. Loos replied affirmatively.

Chairman Davis requested the Commission review those plans for the next meeting. Wetlands Agent Boudreau recalled they needed to lay a pipe, Chairman Davis felt that was to the back of the driveway of the soccer fields. Wetlands Agent Boudreau suggested she can address the concern through the Planning and Zoning Commission/Office and Town Engineer Norton and the Public Works Department. Commissioner Dick Pippin suggested when they access the back parking lot that goes down behind the tobacco shed west to the Bloznalis property and under Route 5 and goes to the Connecticut River. Mr. Loos reiterated he felt there should be some kind of drainage put in there. Commissioner Dick Pippin suggested it's currently "sheet flow". Commissioner Osborn suggested that was the Osborn property. Mr. Loos reiterated his suggestion for the need to install sump pumps to take care of the building.

Chairman Davis suggested Wetlands Agent Boudreau bring Mr. Loos's concerns to the Planning and Zoning Office, and bring her research, and the plans for review by the Wetlands Commission to the next meeting.

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

Chairman Davis noted there is no need for an **EXECUTIVE SESSION** this evening.

XIX. ADJOURNMENT:

Chairman Davis called for a motion to **ADJOURN** this meeting.

MOTION: To ADJOURN this Meeting at 7:16 p.m.

Osborn moved/K Pippin seconded/DISCUSSION: None

**VOTE: In Favor: Davis/Kebschull/Osborn/D Pippin/K Pippin
(No one opposed/No abstentions)**

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Respectfully submitted _____
Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission