

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

**Regular Meeting**

**Wednesday, December 6, 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

**MEETING MINUTES**

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

- I. CALL TO ORDER:** Chairman Davis called the December 6, 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 was also available via remote access.

**Present:** Regular Members Rebecca Davis (Chairman), Alan Baker, Richard P. Pippin, Jr (Vice Chairman); Alternate Members Kathleen Pippin, and Michael Sawka.

**Unable to Attend:** Regular Members Kurt Kebschull and Richard Osborn.

**Guests (In person):** Inland Wetlands Agent/Zoning Enforcement Officer Danielle Boudreau hosted the meeting. **INFORMAL DISCUSSION:** Dylan Christopher of North Road Development.

**Remote Guests (as identified on meeting participation list):** **Planning Director** Ruth Calabrese, Heidi Alexander; Elizabeth McGuire; Peg Hoffman, Recording Secretary.

- II. ESTABLISHMENT OF QUORUM:**

**TOWN OF EAST WINDSOR  
INLAND WETLANDS AND WATERCOURSE AGENCY  
Regular Meeting – Wednesday, December 6, 2023  
In-person AND  
ZOOM Teleconference  
Meeting ID: 714 897 1799  
MEETING MINUTES**

2

Chairman Davis noted the establishment of a quorum with 3 Regular and 2 Alternate Members in attendance in-person, All 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 – November 1, 2023 Regular Meeting:**

Chairman Davis noted the Commission's November 1, 2023 Regular Meeting Minutes are available for approval. She called for comments or revisions, or a motion of approval.

Commissioner Dick Pippin noted the quorum had been incorrectly listed, as attendance at that meeting had been 3 Regular Members and 2 Alternate Members in attendance. Commissioner Pippin proposed the following motion.

**MOTION:     To APPROVE the Minutes of November 1, 2023 Regular Meeting of the Inland Wetlands and Watercourse Agency, with the quorum amended to 3 Regular Members and 2 Alternate Members in attendance.**

**D. Pippin moved/K. Pippin seconded/DISCUSSION:     None.**

**VOTE             In Favor:     D. Pippin/K. Pippin/Davis/Baker/Sawka  
(No one opposed/No abstentions)**

**VI. NEW APPLICATIONS TO BE RECEIVED:     None**

**VII. NEW PUBLIC HEARINGS:             None**

**VIII. CONTINUED PUBLIC HEARINGS:             None**

**IX. NEW BUSINESS:**

**1. Election of Officers:**

Chairman Davis opened nominations for Officers.

**TOWN OF EAST WINDSOR  
INLAND WETLANDS AND WATERCOURSE AGENCY  
Regular Meeting – Wednesday, December 6, 2023  
In-person AND  
ZOOM Teleconference  
Meeting ID: 714 897 1799  
MEETING MINUTES**

3

**MOTION: To NOMINATE Rebecca Davis for Chairman.**

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

**VOTE: In Favor: Baker/D. Pippin/K. Pippin/Sawka  
(No one opposed/No abstentions)**

Chairman Davis called for additional nominations for Chairman, no other nominations were proposed.

Chairman Davis then opened nominations for Vice Chairman.

**MOTION: To NOMINATE Dick Pippin for Vice Chairman.**

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

**VOTE: In Favor: Baker/K. Pippin/Davis/Sawka  
(No one opposed/No abstentions)**

Chairman Davis called for additional nominations for Vice Chairman, no other nominations were proposed.

Chairman Davis then opened nominations for Secretary.

**MOTION: To NOMINATE Richard Osborn for Secretary.**

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

**VOTE: In Favor: D. Pippin/Baker/Davis/K. Pippin/Sawka  
(No one opposed/No abstentions)**

**X. OLD BUSINESS: None**

**XI. MISCELLANEOUS:**

**1. Informal discussion: North Road Development, 137 acres (Dylan Christopher presenting):**

Wetlands Agent Boudreau noted Dyland Christopher has purchased 137 acres on North Road which he hopes to develop. The property contains significantly more wetlands, approximately 80%, than the GIS indicates. Mr. Christopher has revised his plans, and has come to the Commission for an informal discussion of his proposal prior to proceeding further.

**TOWN OF EAST WINDSOR**  
**INLAND WETLANDS AND WATERCOURSE AGENCY**  
**Regular Meeting – Wednesday, December 6, 2023**  
**In-person AND**  
**ZOOM Teleconference**  
**Meeting ID: 714 897 1799**  
**MEETING MINUTES**

4

Mr. Christopher advised the Commission he and his partner have purchased the parcel, which is located on Route 140 within the business corridor at the intersection of Winkler Road and across from the Trolley Museum. Mr. Christopher noted they have had a soil scientist delineate the wetlands, and have found 5 locations for potential development. Mr. Christopher shared a location plan with the Commission, noting the areas being considered for development with residential, commercial, and conservation uses.

Commissioner Dick Pippin recalled other sites in the past which were heavily impacted with wetlands but were developable because of wetlands mitigation which occurred elsewhere in town to offset the wetlands at a developable site. Commissioner Pippin recalled mitigation occurred on Tromley Road, the Bass property on Winkler Road and for the development of the Walmart site. Commissioner Pippin noted public water is available to the site being considered by Mr. Christopher.

Commissioner Baker questioned if farmland has been considered in Mr. Christopher's proposal. He noted that East Windsor is sensitive to the loss of farmland as solar development continues to consume it. Commissioner Dick Pippin suggested there are different levels of farmland. Mr. Christopher noted the soil scientist noted the parcel contains a lot of vernal pools.

Commissioner Baker suggested the Commission would be looking for an application to curtail the amount of impervious coverage.

Planning Director Calabrese noted the approval on the Bass property on Winkler Road has expired, an applicant would be starting over on any development proposal for that property.

Mr. Christopher continued his review of the potential Site Plan, noting areas of Upland Review Area which he considered developable. The Commission emphasized the extensive wetlands located on the property. Mitigation options were discussed. The Commission suggested Mr. Christopher take the plans to the Army Corp of Engineers to see if they had any mitigation suggestions.

Mr. Christopher thanked the Commission for the opportunity to discuss his options. No action was taken on this Agenda item.

**XII. AGENT REVIEW, REPORTS, AND DECISIONS:**

**TOWN OF EAST WINDSOR**  
**INLAND WETLANDS AND WATERCOURSE AGENCY**  
**Regular Meeting – Wednesday, December 6, 2023**  
**In-person AND**  
**ZOOM Teleconference**  
**Meeting ID: 714 897 1799**  
**MEETING MINUTES**

5

1. **Agent Decision – IWWA 2023-14 for 284 Scantic Road – addition of a shed in regulated Upland Review Area. Owner/Applicant: Paul H. Savage – Map 013, Block 23, Lot 025:**

Wetlands Agent Boudreau reported this application is for the construction of a shed in the 150-foot Upland Review Area. Wetlands Agent Boudreau has issued a permit for Mr. Savage as an Agent Decision.

2. **Agent Decision – IWWA 2023-15 for 256 Scantic Road – addition of a barn in a regulated Upland Review Area. Owner/Applicant: Linda & Rosemary Cook. Map 023, Block 22, Lot 037-037:**

Wetlands Agent Boudreau noted this application is for the construction of a 60 foot by 40-foot barn/outbuilding within the 150-foot Upland Review Area, no septic service is proposed for this structure. Wetlands Agent Boudreau reported she has issued the Cooks a permit as an Agent Decision.

3. **Agent Decision: IWWA 2023-16 for 27 Reservoir Avenue – filling of depressed areas, partially in the regulated Upland Review Area. Owner/Applicant: Town of East Windsor. Map 089, Block 56, Lot 029:**

Wetlands Agent Boudreau reported this permit has been issued to the Town of East Windsor for fill being deposited within the 150-foot Upland Review Area near the splash pad at Reservoir Park. Work will include the installation of an erosion blanket, which will be stapled down. Wetlands Agent Boudreau has issued a permit as an Agent Decision.

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

**XIV. CORRESPONDENCE:** None

**XV. GENERAL BOARD DISCUSSION:**

Chairman Davis opened discussion for comments from the Commissioners.

Commissioner Baker congratulated those Commissioners elected officers this evening.

Chairman Davis questioned Wetlands Agent Boudreau what was occurring at the

**TOWN OF EAST WINDSOR  
INLAND WETLANDS AND WATERCOURSE AGENCY  
Regular Meeting – Wednesday, December 6, 2023  
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Meeting ID: 714 897 1799  
MEETING MINUTES**

6

first property on the left on Mahoney Road. Wetlands Agent Boudreau reported DOT took some of that homeowner's property for reconstruction of the bridge on Scantic Road. Commissioner Dick Pippin noted some of Jack Mannette's property has been taken for the bridge replacement as well.

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

Chairman Davis opened discussion to the in-person audience:

**Keith Yagaloff, 125 Depot Street:** Mr. Yagaloff referenced the pending demolition of the Mill property, noting he's filed a complaint in opposition to the demolition. Mr. Yagaloff questioned what would happen to the wetlands as he feels some of the foundation of the building is acting as a retaining wall for the wetlands. Commissioner Baker suggested that it was his understanding that they were proposing to demolish the building to grade, and therefore the basement/foundation would remain as a retaining wall. Mr. Yagaloff then questioned if the basement would be filled in, Wetlands Agent Boudreau suggested that would be a Planning and Zoning determination. Planning Director Calabrese, participating remotely, suggested that may be a Building Department consideration. The concern is to demolish the building to get rid of squatters.

Mr. Yagaloff then questioned the work being done at Scout Hall, and how that affected the water table in the area. Commissioner Baker reported that they have decided to eliminate entirely any basement at Scout Hall. Commissioner Dick Pippin recalled that in all the years that Scout Hall has operated there has never been an issue with the water table. Planning Director Calabrese noted the plans are being revised to eliminate the basement. The Commission also noted that they did not have jurisdiction in commenting on issues that affect the water table.

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

Chairman Davis noted the Commission has no need for an EXECUTIVE SESSION this evening.

**XVIII. ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 7:26 p.m.**

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

**TOWN OF EAST WINDSOR**  
**INLAND WETLANDS AND WATERCOURSE AGENCY**  
**Regular Meeting – Wednesday, December 6, 2023**  
**In-person AND**  
**ZOOM Teleconference**  
**Meeting ID: 714 897 1799**  
**MEETING MINUTES**

7

**VOTE:            In Favor:     Baker/K. Pippin/Davis/D. Pippin/Sawka**  
**(No one opposed/No abstentions)**

Respectfully submitted:

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Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission