

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

Regular Meeting

Wednesday, April 7, 2021

7:00 p.m.

East Windsor, Connecticut

Meeting held via <https://global.gotomeeting.com/join/423487533>

Access Code: 423-487-533

Town Hall closed to the Public by
Executive Order of First Selectman Jason E. Bowsza
Due to Coronavirus pandemic

MEETING MINUTES

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

CALL TO ORDER: .

Chairman Talamini called the April 7, 2021 Regular Meeting of the Inland Wetlands and Watercourse Agency to order at 7:01 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 pandemic.

ESTABLISHMENT OF QUORUM:

Present: Regular Members Rebecca Talamini (Chairman), Alan Baker, and Kurt Kebschull, signed into the meeting at 7:00 virtually; Commissioner Osborn called in to the meeting; Richard P. Pippin, Jr (Vice Chairman) signed into the meeting at 7:04 p.m. Richard Osborn (Secretary) dropped out of the meeting at 7:06 p.m. due to background interference which made it difficult to hear the audio clearly.

Unable to Attend: Alternate Member Michael Sawka.

Guests (as identified on meeting participation list): Robert Arsenault, P. E., Scott Cota, Tim Coon, of J. R. Russo & Associates, Elena and George Dieck, Marek Kement. .

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Chairman Talamini noted the establishment of a quorum at 7:01 p.m. with 4 Regular Members present via video conference, and one Regular Member attending via phone. Commissioner Pippin signed in at 7:04 p.m.; Commissioner Osborn left the meeting at 7:06 p.m. due to difficulty hearing because of the meeting connection.

Also in attendance was Wetlands Agent Ruth Calabrese.

PLEDGE OF ALLEGIANCE:

Everyone stood to recite the Pledge of Allegiance.

AGENDA ADDITIONS:

Wetlands Agent Calabrese requested the following additions to this evening's Agenda.

MOTION: To ADD to the Agenda the following Applications to be received:
IWWA #03-2021 – Noble Energy (Noble East Windsor, LLC) – 76 and 84 North Road, and 7 Winkler Road. Construction of a 2,340 square foot carwash associated parking, drives, and stormwater management system in upland review area, AND,
IWWA #04-2021 – TM LLC & Anthony A. DellaRipa – West side of Wells Road, 900 feet south of North Road. Construction of five single family houses, driveways and utilities in upland review area.

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

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

APPROVAL OF MINUTES – March 3, 2021 – Regular Meeting:

Chairman Talamini called for a motion for approval of the Meeting Minutes of March 3, 2021.

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

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

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

NEW APPLICATIONS TO BE RECEIVED:

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1. **IWWA #03-2021 – Noble Energy (Noble East Windsor, LLC)** – 76 and 84 North Road, and 7 Winkler Road. Construction of a 2,340 square foot carwash associated parking, drives, and stormwater management system in upland review area:

Tim Coon, of J. R. Russo & Associates, shared his screen to describe the subject application being received this evening. Mr. Coon indicated he's presenting the application so the Commission can decide if it warrants a Public Hearing.

Mr. Coon noted the application includes two parcels; 84 North Road is occupied by a single-family home, while 7 Winkler Road to the south which contains an existing barn and pond. Mr. Coon indicated the pond and wetlands were delineated in 2014 as part of the development of the adjacent gas station. The two parcels total 4.8 acres. The intent is to demolish the house at 84 North Road to build a 2,340 square foot car wash as an accessory use to the gas station. They are proposing a driveway to connect the car wash to the gas station; they anticipate people will use the curb cut from North Road to use the vacuum equipment associated with the car wash, and parking. Mr. Coon indicated the 84 North Road parcel is served by public water and sewer. They are proposing an on-site stormwater management system to direct run off to a wet stormwater basin which will be located at 7 Winkler Road. The basin will discharge to the existing catch basin at the entrance to the gas station on Winkler Road and the drainage ditch across the road. Mr. Coon indicated they are proposing regulated activity within the 150 feet upland review area, but there will not be any direct disturbance to the wetlands. Mr. Coon suggested he felt the proposed work doesn't involve significant impact, and would therefore not require the Public Hearing.

Commissioner Pippin noted the meeting connection is terrible; he questioned if his fellow Commissioners felt a Public Hearing was required? Discussion continued regarding the parameters for a Public Hearing; Wetlands Agent Calabrese suggested if the Commission feels there is significant disturbance that would be the trigger to require the Public Hearing.

Mr. Coon clarified that the proposed stormwater management basin will be located in an area which has previously been disturbed.

Commissioner Kebschull questioned that the water coming off the car wash will be recycled? Mr. Coon replied affirmatively but clarified that the wastewater will go into an oil/water separator and go into the existing sewer.

Commissioner Baker didn't feel the proposed activity rises to the level of the

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public's interest to require a Public Hearing because the gas station is already established, and the car wash is an accessory use.

Chairman Talamini didn't feel a Public Hearing is necessary because the work being proposed is not in the wetlands but would occur in the uplands review area; she felt the application could be dealt with as a regular application.

Chairman Talamini called for a motion to receive this application.

MOTION: To RECEIVE Application IWWA #03-2021 – Noble Energy (Noble East Windsor, LLC) – 76 and 84 North Road, and 7 Winkler Road. Construction of a 2,340 square foot carwash associated parking, drives, and stormwater management system in upland review area:

Pippin moved/Kebschull seconded/DISCUSSION: None.

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

2. **IWWA #04-2021 – TM LLC & Anthony A. DellaRipa** – West side of Wells Road, 900 feet south of North Road. Construction of five single family houses, driveways and utilities in upland review area.

Tim Coon, of J. R. Russo & Associates, LLC. is the presenter for IWWA Application #04-2021 as well.

Mr. Coon indicated the proposal is for a 5-lot subdivision on the west side of Wells Road to the north of Skylark Airport. The property contains 48 acres; the Walter Bass Estate owns undeveloped land to the north. The

Mr. Coon suggested 4 of the lots are frontage lots ranging in size from 2.7 acres to 5+ acres; the 5th lot is a 32-acre rear lot which would be accessed via a driveway off of lot #3. Mr. Coon indicated Rich Zulik, a certified soil scientist, prepared a wetlands delineation of the property to identify the areas of wetlands soils. Mr. Coon indicated the parcel contains 35 acres of wetlands but there is 15 acres of upland review area.

Chairman Talamini questioned if public sewer is available on Wells Road? Mr. Coon indicated both public sewer and public water serve this site. Mr. Coon suggested the only grading which would be done would be for the driveways and house lots; he indicated they are trying to keep a minimum distance of 25 feet from the wetlands with the driveways. Mr. Coon suggested there is no direct

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wetlands impact; they would only be working in the upland review area. Mr. Coon indicated he hoped the Commission would consider this proposal to not cause significant activity, therefore, not requiring a Public Hearing.

Commissioner Kebschull noted the water table in the vicinity; he questioned if any of the work would affect the water table? Mr. Coon indicated that 4 of the 5 houses would be raised ranches, which would not have full basements located in the water table which would need to be pumped. The lot in the back is higher and has enough elevation to include footing drains.

Commissioner Pippin recalled some work in the area some years back, noting the equipment being used became stuck in the soil; he recalled there are some wet areas at that location. Mr. Coon suggested they aim to avoid those areas. Commissioner Pippin suggested the Commission will need to seriously review the activity during construction.

Commissioner Baker didn't have any comments.

The consensus of the Commissioners was the no Public Hearing was required.

MOTION: To RECEIVE Application IWWA #04-2021 TM LLC & Anthony A. DellaRipa – West side of Wells Road, 900 feet south of North Road. Construction of five single family houses, driveways and utilities in upland review area.

Baker moved/Kebschull seconded/DISCUSSION: None.

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

PUBLIC HEARINGS: None.

CONTINUED PUBLIC HEARINGS: None.

NEW BUSINESS:

1. **IWWA 01-2021 – Scott Cota-** 124 Newberry Road – Request for permit to construct a 9,000 square foot commercial building with associated parking. M-1 Zone; Map 104, Block 19, Log 0158;

Robert Arsenault, P.E., joined the meeting to explain the proposal for Cota Construction. Also present was Scott Cota, the applicant.

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Mr. Arsenault recalled the Wetlands Commission received this application at the March 3rd, 2021 meeting. The proposal is for the construction of a 9,000 square foot building on a 5.31 acre parcel located on the south side of Newberry Road; sewer and water are available to this location. Mr. Arsenault reported the parcels contains 1.13 acres of wetlands, which were previously delineated by Mike Granulati. Mr. Arsenault indicated they are not proposing any direct wetlands disturbance but are proposing .92 acres of disturbance in the upland review area for construction of a detention basin in the rear. There will be zero increase in run-off for all storms; all drainage will sheet flow to the rear through some riprap areas into the detention basin, which will include a detention structure which will create a controlled discharge. We have a wet bottom basin, and we did the water quality volume calculations, which requires 2525 cubic feet; Mr. Arsenault indicated presently we're providing 3,315 cubic feet. Mr. Arsenault reported sedimentation and erosion controls will be in place during construction, including silt fence along the entire perimeter.

Mr. Arsenault reported Town Engineer Norton had offered 7 recommendations in his February memo; all of those issues have been addressed, which has been confirmed by Town Engineer Norton's subsequent memo dated April 5th.

Mr. Arsenault indicated the parcel has been delineated by Richard Zulik. Mr. Zulik has recommended a 10-foot strip of wetlands plantings at the edge of the wetlands; he has also recommended a wetlands mix of plantings or seeding for the bottom of the wet detention basin.

Mr. Arsenault reported a similar application for Mr. Cota was received by the Planning and Zoning Commission on March 23, 2021; that application is scheduled for a Public Hearing to be held on April 13th.

Chairman Talamini queried the Commissioners for questions or comments.

Commissioner Kebschull indicated he had no questions.

Commissioner Baker questioned if the Commission had been provided a copy of the proposed wetlands plantings? Mr. Arsenault indicated the schedule is included in the notes on the side of the plan. Commissioner Baker questioned if a maintenance schedule is proposed for the detention basin? He noted a similar basin located in Newberry Village across the street which is becoming problematic because it's becoming overgrown. Commissioner Baker questioned if a maintenance schedule has been proposed for this detention basin? Mr. Arsenault indicated Sheet 3 of the plans discusses the construction sequencing and cleaning/maintenance schedule for the overall site, which includes the

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detention basin.

Commissioner Pippin felt Commissioner Baker's request for a maintenance schedule was related to the site 4 or 5 years down the road; he questioned if maintenance schedule should be an additional condition of this application approval. Discussion followed regarding the date of the submission of the application as it relates to the request for the maintenance schedule. Mr. Arsenault cited he usually recommends a biannual maintenance review; he would not be opposed to the condition. He also noted the outlet structure includes a 2 foot sump which is part of the maintenance schedule and erosion control notes contained on Sheet 3 of the proposed plans. Commissioner Baker noted this wetlands is part of the wetlands complex for the entire area, which is currently excellent.

Commissioner Baker noted the building is primarily for Mr. Cota's business, but it will also have units for other tenants. Commissioner Baker questioned if any outside work is proposed for any of the uses, like changing oil or storing fertilizer, which could contaminate the water flowing into the basin? Mr. Arsenault indicated the outside storage would be for pipes or materials; Mr. Cota is not proposing any maintenance of vehicles outside of the units. Commissioner Baker recalled when the Commission approved the SuperWalmart site the Commission required that fertilizer stored outside should be kept out of the rain; he questioned if a similar condition should be included for this application as run off from outside activity will go directly into the detention basin?

Mr. Arsenault indicated that the only person who would have access to the rear of the property would be Mr. Cota. He indicated the other potential uses would be an electrician or plumber, other small contractors. They are not proposing interior floor drains for the units; Mr. Arsenault felt the chance of contamination getting out into the detention basin was minimal.

Chairman Talamini felt an additional condition regarding the maintenance schedule was reasonable. Commissioner Pippin felt requiring the maintenance schedule could limit Mr. Cota's ability to rent the additional units. Commissioner Baker felt the Commission had cited concern for the wetlands when approving the IBOE on Craftsman Road. Commissioner Baker noted the area under discussion is part of the wetlands complex in the area. Mr. Arsenault suggested concern for the wetlands was the reason for the recommendation for the wetlands plantings along the upland review area. Discussion continued with Commissioner Pippin feeling the addition of the maintenance schedule as a condition rather than a responsibility and Commissioner Baker citing past incidents of use of the additional condition as a monitoring tool.

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Wetlands Agent Calabrese referenced her Staff memo, and reviewed the potential additional conditions with the Commission:

15. Any minor modifications in the upland review area required by the Planning and Zoning Commission, shall be reviewed by the IWWA Agent.
16. Final spot grades for the detention basin bottom and flared discharge pipe are to be included on the final as-built plan.

Chairman Talamini called for a motion.

MOTION: To APPROVE Inland Wetlands Application 01-2021 for the development of a 9,000 square foot commercial building with associated parking to Newberry Group, LLC. At 124 Newberry Road, Broad Brook, Connecticut. Said work shall be performed in accordance with the plans entitled and dated: Improvement Location Survey prepared for Newberry Group LLC, 124 Newberry Road, East Windsor, Connecticut, Map: 104, Block: 19, Lot: 0158, Zone: M-1; prepared by Robert J.

Arsenault, P.E. and Gary B. LeClair, LLC Licensed Land Surveyors, Dated: 7-08-20 with revisions to 03-26-21, Sheets 1-3.

Application is approved with the IWWA standard fourteen conditions:

1. This Permit is valid for a period of Five (5) years from the date of issuance OR will be valid until the companion planning/zoning permit approval expires but shall not exceed 10 years. Any regulated activity approved by the Agency shall be completed within one year from the time such activity is commenced, provided the Agency may establish a seasonal restriction within which any regulated activity shall be conducted and may require that an activity, once commenced, be completed within a time period of less than one year and further provided the Agency may extend: (1) the time period of the original permit provided such period shall not extend beyond ten years from the date such permit was granted, or (2) the time period within which an activity, once commenced, is required to be completed under this section.

2. The Commission or its designated agent must be notified in writing no later than 48 hours prior to the commencement of permitted activities, and upon completion of said activities.
3. The burden to extend the approved timeframe for the regulated activity (and the time period for the original permit) is on the Permittee; the Town of East Windsor is not required to give notice of the permit's expiration.
4. This permit shall not be assigned or transferred without the approval of the Agency OR Agent.
5. This document shall be included in all construction contracts and sub-contracts dealing with the work proposed and shall supersede all other contract requirements.
6. During the construction phase, the applicant shall be responsible for maintaining a copy of this permit at the site.
7. The Permittee shall permit the Chairman of the Inland Wetland Agency, or its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this Permit is in accordance with the terms and conditions prescribed herein.
8. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control until the site has become stabilized with permanent vegetative cover. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency routine replacement and shall include materials to repair silt fences, haybales, stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion control measures are to be installed as directed by the Town Staff if field conditions necessitate.
9. These permit conditions apply only to the work approved by this permit. Any other work to be done within the area of regulatory interest shall require the filing of a new or

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modified Inland Wetlands Application for consideration by the Commission.

10. If any alteration of the wetland/resource area does occur, the Commission shall impose such measures as it finds necessary to protect and restore those areas.
11. All temporary barriers, including erosion and sedimentation controls are to be removed (in suitable weather conditions) upon completion of the project.
12. A copy of the As-Built plan shall be submitted to this Commission/Wetland Agent upon completion of the project. The as-built will be reviewed by the wetland agent and verified in the field.
13. The Commission reserves the right to impose additional conditions on any or all portions of this project that could impact an area of regulatory interest under the Inland Wetlands and Watercourses Regulations.
14. The permit holder will submit a start work notice and contractor's compliance statement to the Wetlands Agent prior to starting any work authorized by this permit. Copies are attached.

Additional Conditions:

15. Any minor modifications in the upland review area required by the Planning and Zoning Commission, shall be reviewed by the IWWA agent.
16. Final spot grades for the detention basin bottom and flared discharge pipe are to be included on the final as-built plan
17. Maintenance Schedule to be provided biannually for wetlands detention basin and related structures to the Planning Department, and records shall be kept.

Pippin moved/Baker seconded/DISCUSSION: None.

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

OLD BUSINESS: None.

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MISCELLANEOUS: None.

AGENT REVIEW AND DECISIONS:

- 1) **Agent Decision issued:** Drainage and Roadway Improvements-Tromley Road – Town of East Windsor Public Works:

Wetlands Agent Calabrese advised the Commission she has issued the Wetlands Permit approved as an Agent Decision at the Commission's March 3rd Meeting for drainage improvements along Tromley Road proposed by the Department of Public Works. Wetlands Agent Calabrese noted the work is proposed for the area of the bend in Tromley Road which requires replacement of aging catch basins. DPW is also proposing to remove a grassy area which presently exists in that area along Tromley Road.

The consensus of the Commission was acceptance of the permit issued as an Agent Decision; no motion was made.

- 2) **79 Winkler Road** – previously approved residential lot. Map 104, Block 24, Lot 071, A-1 Zone. Request to handle as an Agent Decision:

Wetlands Agent Calabrese advised the Commission she has been approached by a couple who would like to build a house at this location. The house would be built in the upland review area; the parcel is served by public utilities. Wetlands Agent Calabrese reported a Building Permit was issued for a previous dwelling proposal, but was never pursued.

Wetlands Agent Calabrese is requesting to handle this request as an Agent Decision.

Commissioner Baker recalled the Commission previously approved a Wetlands Permit for this location; he questioned if that permit included any special condition? Wetlands Agent Calabrese suggested a Special Use Permit was issued, which included the acknowledgement of a Conservation Easement. Commissioner Baker suggested the Special Use Permit is a Planning and Zoning permit; he questioned the conditions of the Wetlands Permit, noting they will be constructing a driveway along a wet area. Commissioner Pippin recalled this lot had previously been owned by the Szabo family, he suggested the wetlands won't change. Wetlands Agent Calabrese reported they propose to build the home on a slab. They can drive down to the open area without getting into the wetlands area.

Commissioner Baker suggested drafting the permit with the same conditions as the previous IWWA Permit; if any additional or special conditions were identified on the previous permit they should be carried over to this permit.

The consensus of the Commission concurred with Wetlands Agent Calabrese handling this request as an Agent Decision; no motion was made.

3) Mansions at Canyon Ridge-Removal of Ornamental Pond:

Wetlands Agent Calabrese reported she has been approached by the owners of the Mansions at Canyon Ridge regarding the ornamental pool located in front of the apartment complex on North Road. The owner of the complex has found the pool in front of the complex to be more work than it's worth; they would like to remove the pond and replace it with landscaping.

Wetlands Agent Calabrese noted that waterbodies, either real or artificial, are regulated by the Wetlands Commission. This pool was created within the upland review area. Wetlands Agent Calabrese questioned if this work requires a full application, or can she handle this administratively?

Commissioner Baker suggested this proposal drastically changes the site. He noted he understands the pond was created but Commissioner Baker felt the owner is proposing a significant change. Commissioner Baker felt the owner should submit a full application and plan of the proposed work.

Chairman Talamini questioned if the pond has become a habitat? She also felt the owner should submit a full application and plan.

Commissioner Pippin questioned the Commission's ability to remove this water body? Commissioner Pippin cited the pond looks nice at the complex; is it a habitat as Chairman Talamini has questioned? Commissioner Pippin also felt the owner should submit a full application, including a construction sequence.

Commissioner Baker recalled a similar situation occurred when the SuperWalmart was constructed. They also filled in a low quality, man-made overgrown wetlands to construct the building, but they also did wetlands mitigation at the East Windsor Reservoir. Commissioner Baker indicated he wanted to know what a wetlands scientist feels about this proposal.

Chairman Talamini noted the pond has been established for 10 or more years; she would be interested in a wetlands scientist's opinion regarding the area being a habitat. Chairman Talamini suggested Wetlands Agent Calabrese pursue those

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questions so the Commission could determine how to handle the request.

Marek Kement, 41 Perry Lane, requested to offer commentary virtually. Mr. Kement reported he is an engineer, even though this has been created it's technically a water body which falls under the wetlands jurisdiction. Mr. Kement suggested anything that's more than 5,000 square feet requires an Army Corp of Engineer permit (ACOE); the Commission might want to consider the size of the pond before making your decision.

Wetlands Agent Calabrese reported she'll contact the property owner to discuss the Commission's questions and report back to the Commission at the May meeting.

VIOLATIONS: None.

CONFERENCES/SEMINARS/TRAINING:

1. Advanced CT Workshop:

Wetlands Agent Calabrese reported the Economic Development Commission will be hosting a seminar in June with Advanced CT. If the Wetlands Commissioners would like to participate Wetlands Agent Calabrese will have more information for the Commission at the next meeting regarding timing of the seminar.

CORRESPONDENCE:

1) Correspondence from Elizabeth Dieck regarding wetlands disturbance near Eastwood Drive:

Wetlands Agent Calabrese advised the Commission she has received correspondence from Mrs. Dieck regarding wetlands disturbance which has occurred on Eastwood Drive. Mrs. Dieck's correspondence included photos of ponds which were filled in going back to 2000 on land owned by SJK Properties (Quarry Meadows) off of Depot Street. Wetlands Agent Calabrese reported that she reviewed Google Earth history, there is no evidence of water in 1990 but water appears in 2003; the open water isn't visible after 2005. A Wetlands Permit was issued in 2005 for the 48-lot subdivision; wetlands were identified on one lot, Lot #12, where there was a "kettle but no vernal pool. Wetlands Agent Calabrese reported she visited the site on March 25th, 2021 with Marek Kement; they saw some wet areas but the site visit was after recent rains in the area.

Chairman Talamini indicated that in reviewing Mrs. Dieck's photos of pond #1 in

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2000 and 2021 the area doesn't appear to have been filled in; it just dried up over time. Wetlands Agent Calabrese suggested it appears that the ponding occurred over time, and then there was earth movement into the area.

Marek Kement joined the conversation, noting the area had previously been a gravel pit. In 2005 they had the property delineated by Mike Granulati, and received a Wetlands Permit for the 48-lot subdivision. Mr. Kement indicated that no wetlands were filled in. Chairman Talamini suggested it doesn't look like they were filled in intentionally; this doesn't appear to be a violation.

Wetlands Agent Calabrese requested to give Mrs. Dieck an opportunity to speak as well. Commissioner Baker noted this information has come in under **CORRESPONDENCE**; the Commission doesn't usually take feedback unless the information comes in as a violation. Discussion followed; Mrs. Dieck was asked if she had any comments.

George Dieck requested to speak for his wife, who is out of town on business. Mr. Dieck reported he and his wife had been given permission by the Kements to walk their dogs on the property. Overtime the ponds that were spring-fed were filled in; there is no longer any water reaching the surface where the water used to be.

Commissioner Pippin suggested we're dealing with 3 play-out gravel pits which operated before Mr. Kement was born; Commissioner Pippin gave a history of the people who operated pits in the area. Commissioner Pippin suggested adding this item to the Agenda for next month.

Commissioner Baker questioned if Wetlands Agent Calabrese had been able to review the history of this issue over time via Google Earth, and had the permit history been reviewed? Chairman Talamini suggested Wetlands Agent Calabrese continue to review the issue and report back to the Commission at the May meeting.

GENERAL BOARD DISCUSSION:

1) IWWA Citation Ordinance:

Chairman Talamini reported the Citation presentation was made to the Board of Selectmen. Commissioner Baker noted First Selectman Bowsza had requested that the proposed ordinance should be reviewed by the Town Attorney prior to sending the ordinance to Town Meeting; Wetlands Agent Calabrese reported the document has been referred as requested.

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Discussion followed regarding the need to hold a Public Hearing. Commissioner Pippin felt the previous attempt to pass the Citation Ordinance had failed during the Public Hearing; Commissioner Baker felt the Town Meeting would be the Public Hearing. Chairman Talamini suggested the next step is feedback from the Town Attorney; then the Commission may be able to hold the Public Hearing at the May meeting.

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

Chairman Talamini opened discussion to the public; no one requested to speak.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:25 p.m.

Pippin moved/Baker seconded/

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

Respectfully submitted:

Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission