

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

Regular Meeting

Wednesday, October 4, 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

SCHEDULE OF MOTIONS

- I. CALL TO ORDER – 7:00 p.m.:** Chairman Davis called the October 4, 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), Alan Baker, Richard Osborn (Secretary), Richard P. Pippin, Jr (Vice Chairman), and Alternate Member Kathleen Pippin.

Unable to Attend: Regular Member Kurt Kebschull, and Alternate Member Michael Sawka

Guests (In person): **Director of Planning and Development/Town Planner** Calabrese hosted the meeting. **Application #IWWA 12-2023 8 Mill Street:** Kurt Prochorena, P. E. LEEP AP of Loureiro Engineering & Associates, Inc.; **Application #IWWA 11-2023 Borrup Road** - Jay Ussery, of J. R. Russo & Associates; **PUBLIC:** James Miller; Selectman Nordell.

Remote Guests (as identified on meeting participation list): **WETLANDS RESTORATION PLAN for 222 and 232 South Main Street**
– **Tighe & Bond representatives:** Matt Regan, and Rick Gille;
Recording Secretary Peg Hoffman.

- II. ESTABLISHMENT OF QUORUM:**

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Chairman Davis noted the establishment of a quorum with 4 Regular and 1 Alternate Members in attendance in-person. All Members will sit in on votes this evening

IV. AGENDA ADDITIONS:

MOTION: To ADD the Staff Memo regarding site visit to Gravel Pit Solar.

D. Pippin moved/Osborn seconded/DISCUSSION: None

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

V. APPROVAL OF MINUTES – September 7, 2023 – Regular Meeting:

MOTION: So moved.

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

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

VI. NEW APPLICATIONS TO BE RECEIVED:

- 1. IWWA #12-2023: 8 Mill Street: Request for a permit for the demolition of 5 buildings within a regulated upland review area. Owner: Hamilton Standard Controls, Inc. Applicant: Hamilton Sanstrand Corporation. M: 087/B: 37/L: 008:**

MOTION: To ACCEPT IWWA #12-2023: 8 Mill Street: Request for a permit for the demolition of 5 buildings within a regulated upland review area. Owner: Hamilton Standard Controls, Inc. Applicant: Hamilton Sanstrand Corporation. M: 087/B: 37/L: 008:

D. Pippin moved/Osborn seconded/DISCUSSION: None

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

VII. PUBLIC HEARINGS:

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1. **IWWA #11-2023: Borrup Road (approx. – no address assigned yet) M:114/B: 17/L: 016) for a permit for new single-family construction with a barn and a pond in regulated wetland and upland review areas. Owner: Douglas J & Angela E. Miller/Applicant: Jay Ussery, Agent for J. R. Russo & Associates:**

MOTION: To OPEN the Public Hearing.

Baker moved/Osborn seconded/DISCUSSION: None

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

MOTION: To CLOSE the Public Hearing.

Osborn moved/Baker seconded/DISCUSSION: None

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

MOTION: Approve IWWA #11-2023 Permit to conduct activity in a regulated area- Borrup Road (no assigned address) Owners: Douglas J & Angela E. Miller/Applicant: Jay Ussery for J.R. Russo & Associates. Construction of a new single-family home with a barn and a pond, in regulated areas. Map 114, Block 17, Lot 016, Zone A-1, with Standard Conditions

Standard 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.

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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 and Agent of the IWWA, 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 or 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 modified Inland Wetlands Application for consideration by the Commission.

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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 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 Wetland Agent prior to starting any work authorized by this permit. Copies are

D. Pippin moved/Osborn seconded/DISCUSSION: None

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

XI. MISCELLANEOUS:

1. Review of 2024 Schedule of IWWA Meetings:

MOTION: To ACCEPT the 2024 Schedule of IWWA Meetings as presented.

D. Pippin moved/Baker seconded/DISCUSSION: None

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

XII. AGENT REVIEW, REPORTS, AND DECISIONS:

1. Presentation o Final Wetlands Conceptual Restoration Plan – 222 & 232 s. Main Street, East Windsor, Tighe & Bond:

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MOTION: To ACCEPT the concept Tighe and Bond is working on.

D. Pippin moved/Osborn seconded/DISCUSSION: None

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

XVIII. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:31 p.m.

Osborn moved/D. Pippin seconded/DISCUSSION: None

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

Respectfully submitted:

Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission