

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

**Special Meeting
(As posted under Revised Agenda)**

**Tuesday, June 9, 2020
5:30 p.m.
East Windsor, Connecticut**

**Meeting held via ZOOM Teleconference
Meeting ID: 332 683 3563
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 June 9, 2020 Inland Wetlands and Watercourse Agency Special Meeting to order at 5:31 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 epidemic.

ESTABLISHMENT OF QUORUM:

Present: Regular Members Rebecca Talamini (Chairman), Alan Baker, Kurt Kebschull, Richard Osborn (Secretary), and Alternate Member Jamie Sydoriak.

Unable to Attend: Regular Member Richard P. Pippin, Jr., (Vice Chairman), and Alternate Member Michael Sawka.

Guests: Tim Coon, J. R. Russo & Associates., representing Windbrook Homes, LLC.

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Chairman Talamini noted the establishment of a quorum with 4 Regular and 1 Alternate Member as noted above. All Members will sit in on votes this evening via video conference.

Also in attendance was Wetlands Agent Ruben Flores-Marzan.

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was skipped this evening.

AGENDA ADDITIONS:

This is a Special Meeting, nothing other than the posted agenda items can be discussed.

APPROVAL OF MINUTES:

No Minutes available for approval this evening.

NEW APPLICATIONS TO BE RECEIVED/1. #09-2020 – Broad Brook Meadows Subdivision: Applicant – Windbrook Homes, LLC. Property located at corner of Depot Street and East Road (131 Depot Street). Property Owner: Sheila Sharos. Request for a permit to conduct regulated activities (Sections. 4.3 and 5) for a 15-lot residential subdivision. R-3 Zone; Map 99, Block #53, Lot 005:

Chairman Talamini read the description of this item of business.

Joining the Commission via teleconference was Tim Coon, P. E., of J. R. Russo & Associates.

Mr. Coon reported he's present this evening to give the Commission an overview of the proposed project. This is a 15-lot subdivision located at the intersection of East Road and Depot Street. The parcel has been used as an agricultural field, and slopes towards a wooded wetlands at the back of the property. The subdivision contains mostly frontage lots on Depot Street and East Road, and includes three (3) rear lots off of East Road. Mr. Coon suggested that for the most part, activity is outside of the regulated wetlands area, with the exception of one lot on Depot Street, where disturbance will be greater than 50 feet from the wetlands, and the house will be 90 feet from the wetlands. A second lot on East Road will also cause some disturbance in the upland review area adjacent to wetlands.

Mr. Coon reported that the homes on Depot Street will be served by public water, while the homes on East Road will be on private wells. Mr. Coon noted the North Central

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District Health Department (NCHD) is presently reviewing the proposal to install the wells.

Mr. Coon described the proposed disturbance as being lot #1, on Depot Street; the house will be located in a flat area with wetlands to the rear. The other lot which will cause some disturbance is lot #15, on East Road; the activity will occur 50 feet from the wetlands while the house will be located 77 feet from the wetlands. Mr. Coon indicated they will be using silt fence as erosion controls. Mr. Coon cited the proposal will create .9 acres of activity in the regulated area; there is no direct wetlands disturbance, and no disturbance greater than 50 feet from the wetlands.

Mr. Coon noted that if anything changes with the proposed plans he would return to this Commission for a modification.

Commissioner Baker questioned if Mr. Coon was waiting for any paperwork associated with the project? Mr. Coon noted they submitted plans to the NCHD about a month ago; they are hoping for a reply by July.

Commissioner Osborn questioned if Mr. Coon was aware that people have had problems with eds (Ethylene dibromide) in the area? Mr. Coon suggested they may need to do an extension of the public water line but that decision would be up to the NCHD.

Commissioner Baker suggested that with regard to consideration of a Public Hearing on this proposal, the C.G.S. requires a Public Hearing when there's a substantial impact on the wetlands. He suggested after seeing the plans he doesn't feel this proposal rises to the level of requiring a Public Hearing. Chairman Talamini agreed, noting that after seeing the plans there isn't as much disturbance as the Commission was concerned about. She tolled the Commissioners for their preference for a Public Hearing.

Commissioner Osborn questioned if the Planning and Zoning Commission will be holding a Public Hearing? Mr. Coon replied affirmatively.

Commissioner Kebschull questioned the installation of septic systems. Mr. Coon indicated that each lot will have its own septic system and leach field as there are no public sewers in the area. Commissioner Kebschull cited concern for waste material getting into wetlands nearby. Mr. Coon indicated the systems have been designed to State codes, and will have setback requirements; they anticipate that the water will be clean after getting through the leach fields.

Commissioner Osborn noted that the area is mostly sand and gravel; Mr. Coon concurred.

Hearing no further concerns from the Commissioners, Chairman Talamini called for a

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motion to accept the application.

MOTION: To ACCEPT Application ##09-2020 – Broad Brook Meadows
Subdivision: Applicant – Windbrook Homes, LLC. Property located
at corner of Depot Street and East Road (131 Depot Street). Property
Owner: Sheila Sharos. Request for a permit to conduct regulated
activities (Sections. 4.3 and 5) for a 15-lot residential subdivision. R-3
Zone; Map 99, Block #53, Lot 005:

Osborn moved/Sydoriak seconded/DISCUSSION: In the spirit of full transparency Commissioner Kebschull questioned if the people living across the street from this activity is aware this subdivision is going in? Mr. Coon indicated the people will be notified, and have an opportunity to comment, at the Planning and Zoning Commission level.

Chairman Talamini polled the Commissioners regarding their preference for a Public Hearing. Commissioner Osborn felt the application didn't warrant a Public Hearing. Commissioner Kebschull cited his only concern was that the people across the street have been living there for some time; they should know about the proposal. Chairman Talamini noted this application is also going before the Planning and Zoning Commission; people will have an opportunity to speak with regard to this proposal during those meetings. Commissioner Baker suggested that if the Wetlands Commission thought there was an issue of significant interest to the public, such as denying access to the wetlands, then they could hold a Public Hearing, but if it's a case of a neighbor being upset that they will no longer see a beautiful field across from them then that issue would be discussed at the Planning and Zoning Commission Meetings. Commissioner Kebschull cited there will be more traffic due to the proposal. Commissioner Baker suggested that would be a concern of the Planning and Zoning Commission as well. Commissioner Sydoriak questioned if the rear land, near the wetlands, could be preserved as open space? Commissioner Baker referenced Newberry Village, noting that the Wetlands Commission had placed Conservation Easements on some areas as the homes were built close to wetlands and the homeowners could easily encroach on those areas with the activities in their yards. Open Space is a calculation that is considered at the Planning and Zoning Commission level. Commissioner Osborn cited that often the Planning and Zoning Commission will accept a fee-in-lieu-of Open Space. Mr. Coon reported that they would be applying for the fee-in-lieu-of Open Space for this subdivision. Commissioner Baker noted that in that instance money is accepted rather than land and that money is accumulated in a fund, from which the Town can purchase other land for Open Space. The consensus of the Commissioners agreed that after reviewing the plans they didn't feel a Public Hearing was necessary during the Wetlands Commission review.

VOTE: In Favor: Baker/Kebschull/Osborn/Sydoriak/Talamini

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(No one opposed/No abstentions)

PUBLIC HEARINGS: None.

CONTINUED PUBLIC HEARINGS: None.

NEW BUSINESS: None.

OLD BUSINESS: None.

MISCELLANEOUS: None.

AGENT DECISIONS: None.

STATUS REPORTS: None.

VIOLATIONS: None.

CONFERENCES/SEMINARS/TRAINING:

Nothing presented this evening.

CORRESPONDENCE: None.

GENERAL BOARD DISCUSSION: None.

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

No one requested to speak this evening.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 5:48 p.m.

Sydoriak moved/Osborn seconded/VOTE: In Favor: Unanimous

Respectfully submitted:

Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission