

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

Regular Meeting

Wednesday, September 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

(Amended Agenda)

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

- I. CALL TO ORDER:** Chairman Davis called the September 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 is also available via remote access.

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

Unable to Attend: All Regular and Alternate Members of the Commission attended this evening's Meeting, either in person or via remote access.

Guests (In person): Inland Wetlands Agent/Zoning Enforcement Officer Danielle Boudreau, hosted the meeting. **Application #IWWA #11-2023: Borrup Road – Jay Ussery, J. R. Russo & Associates, LLC; INFORMAL DISCUSSION: 121 North Road – Masood Syed.**

Remote Guests (as identified on meeting participation list): Regular Commissioner Kurt Kebschull; **Planning Director** Ruth Calabrese; iphone; Peg Hofman, Recording Secretary.

- II. ESTABLISHMENT OF QUORUM:**

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Chairman Davis noted the establishment of a quorum with 4 Regular Members in attendance in-person, 1 Regular Member participating remotely, and 2 Alternate Members participating in person. All Regular 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. LEGAL NOTICE:

1. IWWA #09-02023: 74 Newberry/9 Craftsman:

Chairman Davis acknowledged the Legal Notice for IWWA #09-2023: 74 Newberry/9 Craftsman which is associated with the Public Hearing to be heard later in the meeting.

VI. APPROVAL OF MINUTES – August 2, 2023 – Regular Meeting:

Chairman Davis called for comments or revisions to the August 2, 2023 Wetlands Minutes. Hearing no requests for amendments Chairman Davis called for a motion of approval.

MOTION: To APPROVE the Meeting Minutes of August 2, 2023.

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

VOTE In Favor: Davis/Kebschull/D. Pippin/Osborn
Opposed: No one
Abstained: Baker

VII. NEW APPLICATIONS TO BE RECEIVED:

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

Chairman Davis noted the receipt of new application #IWWA 11-2023 for

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Borrupt Road, Road (Approx – no address assigned yet) M:114/B: 17/Lot: 016 – for permit for new single family construction with a barn and a pond in regulated wetlands and upland review area. Owner: Douglas J & Angela E. Miller/Applicant: Jay Ussery, Agent for J. R. Russo & Associates:

Jay Ussery, of J. R. Russo & Associates, joined the Commission.

Mr. Ussery shared a Site Plan with the Commission, noting there is some wetlands disturbance associated with this application. Mr. Ussery gave a brief overview to assist the Commission to determine if a Public Hearing would be necessary.

Mr. Ussery noted the property is located on Borrupt Road on the north end near the Trolley tracks on the east side of the road, the property “more or less” backs up to Newberry Village. Mr. Ussery indicated this lot backs up to two lots and an 80-acre Conservation Easement. Mr. Ussery provided the Commission with a copy of his Site Plan, noting the Wetlands line is delineated in blue, the area of the proposed house and barn is shown in brown, while the wetlands disturbance is associated with the driveway crossing at the road. Mr. Ussery noted Mr. Borrupt’s father installed the ditch along Borrupt Road in the 1960s, the land along Borrupt Road was purchased by Roger Borrupt in the 1940s. Mr. Ussery noted the wetlands crossing has been flagged by Rick Zulik, Mr. Ussery indicated approximately “620 square feet of fill” will be added “here”, there’s also an “isolated wetlands” to the left of the proposed house of “700 square feet” which is proposed to be cleared and filled. As “replication mitigation” Mr. Ussery indicated they’re proposing a pond to the northeast side which comprises “6,000 square feet” which would be adjacent to a monoculture of cattails.

Mr. Ussery opened discussion to the Commission, he questioned if the Commission would hear this application this evening, or schedule a Public Hearing for the next meeting?

Commissioner Baker felt the Commission should hold a Public Hearing due to anticipated public interest, Chairman Davis concurred, Commissioner Dick Pippin agreed noting the Commission had scheduled a Public Hearing for the next applicant.

Commissioner Dick Pippin questioned if any vernal pools were located on

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the property? Mr. Ussery noted Mr. Zulik indicated there are no vernal pools on the site.

Mr. Ussery indicated they'll get the notices out for a Public Hearing and see the Commission in a month.

VIII. PUBLIC HEARINGS:

- 1. IWWA #09-2023: 74 Newberry/9 Craftsman (M: 093/B: 19/Lot: 06, 09 & 010). Request for a permit for the construction of a new business in regulated Wetlands and upland review areas. Owner: Steve Dearborn/Applicant: Penske Truck Leasing Co., LP. Application Received: August 2, 2023:**

Chairman Davis read the description of this Item of Business, the Legal Notice, and acknowledged the process for conducting this Public Hearing, including acknowledgement of plan and information submissions.

Joining the Commission was Attorney Meg Hope, of Alter & Pearson LLC; Tim Houle, Professional Engineer with BL Companies; Sagan Simko, Wetlands Scientist with B. L. Companies; John Wiltanger, Penske Truck Leasing Co., LP; and Jack Alvernaz, Penske Truck Leasing Co., LP. Attorney Hope indicated Public Hearing signs were posted and notifications were sent as required.

Attorney Hope indicated the application consists of activity in the Upland Review Area. Referencing a Site Plan Attorney Hope noted the entire parcel as shown in dark red and the dashed red line contains 32 acres, the area which is under contract to Penske is the easterly portion containing 19.06 acres as shown by the dark red line. The remaining area shown by the dashed red line will be retained by Mr. Dearborn to operate under his existing permits for his facility.

Attorney Hope indicated they began working on this project in 2021 and began to prepare to file this application in March, 2022. At that time they became aware of a Cease & Desist Order from the Army Corp of Engineers, and also became aware of local Wetlands Violations associated with "68 Newberry Road", which were later resolved, however, those violations were still open with the Army Corp of Engineers and the EPA. Attorney Hope indicated those violations will pass to the next property owner at the time of closing, she indicated the Army Corp of Engineers and the EPA have agreed to the applicant's wetlands delineation and their Mitigation Plan, both agencies will issue an Agreement of Consent, which is then recorded on the Land Records and will close out the violations.

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Attorney Hope then referenced an Existing Conditions/Aerial Plan which indicates the area of purchase in orange, the blue color indicates Namerick Brook which runs north to south in the easterly part of the site, the yellow dashed line is the limit of the 150-foot Upland Review Area associated both with the area of purchase and another small area of Upland Review Area associated with Mr. Dearborn's property, as well as a man-made drainage swale in an area referenced by Attorney Hope.

Attorney Hope then referenced a Site Plan of the 19.06 acre site proposed to be purchased by Penske. The area includes a 34,00 square foot auto repair facility to be located in the northern portion, while a 16,793 square foot service building with fuel station will be located in the southern part of the site. Attorney Hope indicated both facilities have curb cuts at their respective street addresses, vehicles would be entering at those locations.

Attorney Hope referenced a lighter green area on the Site Plan which is a proposed Mitigation Area mostly around the brook area. The intent is to restore the brook area to its previous condition. Attorney Hope noted there has been a history of disturbance on this parcel, most of which have been associated with farming, After reviewing previous aerials at the request of the Army Corp of Engineers the applicant has developed a plan to enhance the brook area.

Attorney Hope then reviewed the materials and documentation submitted related to this proposal.

Attorney Hope turned the presentation over to Tim Houle, Professional Engineer for BL Companies.

Mr. Houle referenced the Site Plan, noting as additional information that they have not found a FEMA Flood Zone on this parcel. Mr. Houle reiterated that a good portion of the development occurs in the Upland Review Area which is represented by the dashed yellow line, the blue line represents the flowing watercourse of Namerick Brook and a tributary towards the north, the magenta line represents the border of the vegetative wetlands around Namerick Brook and also on the southwestern corner which is an informal drainage channel.

Mr. Houle noted the development is proposed in both the Upland Area and the Upland Review Area. Direct disturbance occurs in the northeast corner and for a driveway crossing on the southwest corner. Total disturbance is anticipated to be 4,600 square feet, the proposed Mitigation area is approximately 1 acre. Mr. Houle indicated they concentrated the Mitigation Area around Namerick Brook which was of primary concern to the Army Corps of Engineers. While other small areas of disturbance were acknowledged the Army Corp of Engineers concurred that rerouting those pathways of

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flowing water may cause more disturbance than leaving them in their current status. Mr. Houle reported they focused their Mitigation Plan on revegetating the Namerick Brook area to restore more wildlife habitat and cool the waterway. Mr. Houle noted the areas from the Wetlands line up are outside the limit for grading and other improvements for the site, the darker green area is the proposed limits of grading and installation of a retaining wall in the corner and drainage improvements. The Mitigation Area includes a mix of trees and shrubs known to be a good wetlands species and wetlands seed mix to encourage a wildlife habitat.

Regarding the Stormwater Management Plans, Mr. Houle referenced paper plans submitted with the application, noting the entire site shown as the grey and brown areas on the Site Plan are impervious areas which are collected through deep sump-hooded catch basins in the paved areas and are treated in hydrodynamic separators and piped to a subsurface infiltration system, while the roof water is collected from roof drains and piped underground into the sub-surface infiltration system. One small area of approximately 10,000 square feet on the southeastern driveway is collected in a catch basin discharged directly to balance the peak flow and volumes entering that wetlands at Craftsman Road. Mr. Houle noted there is an overflow area from the subsurface infiltration system at the center of the site which flows out to the Mitigation Area in the central eastern portion of the site which flows out during larger storms to help maintain some of the flow towards Namerick Brook. Mr. Houle noted there is a net reduction in stormwater from the site to the watershed of Namerick Brook.

Mr. Houle welcomed questions from the Commissioners.

Commissioner Osborn:

- ***Construction entrance on Craftsman Road:*** Commissioner Osborn requested additional information. Mr. Houle noted their proposal is for a construction entrance at the eastern end of Craftsman Road, as well as a construction entrance on Newberry Road due to the grade differences on the site.
- ***Status of comments from the Public Works Department:*** Commissioner Osborn questioned if Town Engineer Norton has commented? Mr. Houle indicated the Public Works Department had indicated that they wanted the construction entrances lengthened. Wetlands Agent Boudreau suggested Commissioner Osborn was referencing Town Engineer Norton's comment in his August 18th memo recommending that "the southerly portion of the site be limited to 1 construction entrance onto Craftsman Road". Mr. Houle clarified that they had originally proposed 2 construction entrances on the south and in response have now proposed 1 construction entrance. Commissioner Osborn questioned that the entrance would be 100 feet? Mr. Houle concurred, noting that's been included in the draft approval motion.

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- **Clarification:** Commissioner Osborn noted Namerick Brook is a old Indian name, which may be misspelled incorrectly on the documents

Commissioner Dick Pippin:

- **Body shop license:** Commissioner Dick Pippin questioned if it would be a Connecticut licensed facility, whether you're a private company or not? Mr. Houle replied affirmatively. Commissioner Dick Pippin suggested that answered his questions regarding where the solvents would be going.
- **Conservation Easement:** Commissioner Dick Pippin questioned if a Conservation Easement would be necessary to protect the Mitigation Area? Mr. Houle noted the "white area" was outside their limit of work for development. On the eastern portion the area of impact/development is the dark green area, there's no intention to do anything east of the darker green area. While there is a woodlands in the area of the brook after discussion with the Army Corp of Engineers the intent is to let it go back to a natural state over time.

Chairman Davis:

- **Culvert on Newberry Road:** Chairman Davis noted an existing culvert on Newberry Road, would that be rechanneled? Mr. Houle cited an area under the northeast corner of the body shop building which will be rerouted to go across the northern portion of the lawn and will then outlet through a "headwall" northeast of the driveway and may, over time, become a wetlands resource.

Commissioner Baker:

- **Status of wetlands on neighboring property:** Commissioner Baker referenced the "finger" of wetlands on the neighboring property to the west, he suggested if you look at Google you can see where the water flows across this site into an area which is almost an intermittent stream, and there's another area near 9 Craftsman Road, both of those areas run into Namerick Brook. He questioned what will happen to that water?

Mr. Houle indicated those areas had been discussed extensively with the Army Corp of Engineers regarding the historical farming activity/violations on the site. Based on site visits and discussions with the Army Corp of Engineers the outlet for that water primarily goes south to the wetlands that enters this property and goes down and under Craftsman Road. Mr. Houle agreed that at times of extreme flow that water does come through this site but is not a common occurrence. Based on discussions with the Army Corp of Engineers they felt that the work done on the Dearborn property, as well as the installation of the man-made channel on the southwestern corner, was basically trading one wetlands area for another and wouldn't add any value back in. Mr. Houle suggested their proposed

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system is downstream of that area so if anything breaches the system it would flow over the vegetative surfaces on the applicant's site and get captured/treated in our system and make its way out to the brook.

- ***Treatment of water from neighboring property:*** Commissioner Baker requested information on how the water will be treated and through what structures. Mr. Houle suggested all the water from the paved surfaces is collected in “deep-sumps” and catch basins in the collection system, everything from there is piped downstream to hydrodynamic separators which will separate out the solids and hydrocarbons. The intention is for the sediments to settle out into the sump of the structure and hydrocarbons and floating debris gets trapped and are contained within the treatment structures. From there water will flow out of an outlet pipe into the infiltration system which is designed to balance pre-development and post-development peak flow rates. By the time water leaves the site they anticipate they'll be at 90+ percent total suspended solid removal.
- ***Proposed Maintenance Schedule:*** Mr. Houle referenced a proposed Operation and Maintenance Plan related to the entire stormwater system on the site, catch basins will be inspected quarterly, with cleaning recommended when the sump is half full or when 2 feet of sediment builds up. Cleaning will be done by a licensed hauler because of the potential for hydrocarbons, the hydrodynamic separators are cleaned in a similar manner. Mr. Houle suggested they recommend inspecting the infiltration system once a year. Mr. Houle noted that DPW suggested that adherence to the Operation and Maintenance Plan be a condition of approval.

Attorney Hope encouraged one of the Penske representatives to advise the Commission how they would implement adherence to the plan? Mr. John Wiltanger, of Penske Truck Leasing, LP, noted they have an Environmental Department which would hire a company to manage the system.

Commissioner Baker (continued):

- ***Fuel station:*** Commissioner Baker requested Mr. Houle explain protection from spills. Mr. Houle referenced the location of the fuel station behind the service building, noting it's outside the Upland Review Area and is located on a concrete pad. Any spill would go into the stormwater management system, should an underground spill occur the fuel station has a dual-walled system with a monitoring system. Mr. Houle suggested should a spill occur much of the material would be absorbed into the soils before making it's way into any wetland resource area.

Commissioner Dick Pippin:

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- **Construction schedule:** Commissioner Dick Pippin questioned what's proposed for heavy construction site work during the Winter? He felt construction during the Winter was counterproductive, he questioned if limitation of the work could be included as a condition of approval? Mr. Houle indicated they anticipated beginning construction in the Spring of 2024. Commissioner Dick Pippin questioned if the work could be completed by November, with Staff review. He noted negative past experience with other sites in the Prospect Hill area. Mr. Houle opposed the condition, citing they can't control the weather.

Chairman Davis then requested a motion to open discussion to the Public.

MOTION: So moved.

D Pippin moved/Baker seconded/DISCUSSION: None

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

Chairman Davis opened discussion to anyone from the public, either in person or via remote participation, who would like to speak in support of the application? No one requested to be acknowledged.

Chairman Davis then opened discussion to anyone from the public, either in person or via remote participation, who would like to speak in opposition of the application? No one requested to be acknowledged.

Chairman Davis then requested a motion to **CLOSE THE PUBLIC HEARING.**

MOTION: So moved.

Baker moved/D Pippin seconded/DISCUSSION: None

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

Chairman Davis questioned if Staff, or the applicant, had any additional information to offer? Wetlands Agent Boudreau noted her proposed approval motion, which includes a recommendation to follow the Stormwater Operation and Maintenance Plan, and the 100-foot construction entrance, as well as the standard conditions.

Attorney Hope suggested they feel the materials they've submitted have covered Section 10.2 of the Wetlands Regulations. They have focused their approach on demonstrating

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that they're minimizing or preventing pollution with their stormwater management plan, and they're enhancing the existing environmental quality of the site by creating more wetlands than currently exist on the site. Attorney Hope noted they've also submitted the required feasible and alternative plans.

Commissioner Baker referenced the condition requiring the submission of reports regarding the maintenance of the stormwater systems currently calls for weekly reports, as he felt that wouldn't work he suggested instead requiring submission as delineated in Appendix H; Mr. Houle concurred.

Chairman Davis noted **Planning Director Calabrese** had been listening in remotely, she questioned if she had any comments. Planning Director Calabrese indicated she recommended inclusion of a condition for weekly inspections for sediment and erosion control during construction. Mr. Houle indicated the weekly inspections follows the Connecticut DEEP stormwater construction general permit.

Chairman Davis then called for a motion to **CLOSE THE PUBLIC HEARING.**

MOTION: So moved.

D Pippin moved/Baker seconded/DISCUSSION: None

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

Chairman Davis declared the Public Hearing has been closed.

Commissioner Dick Pippin offered the following motion:

MOTION TO APPROVE: Application IWWA #09-2023 for 74 Newberry Road/9 Craftsman for construction of a new business in regulated areas74 Newberry Road/9Craftsman Road, East Windsor, CT, 06088. **Owner:** Steven

Dearborn/**Applicant:** Penske Truck Leasing Co. L.P.- as shown on plan set prepared for Penske for 74 Newberry Road/9 Craftsman Road, East Windsor, CT, Map 093 Block 19 Lot 006, 009, &010, prepared by BL Companies; Sheets AL-1 to LP (incl. 44 pages) dated July 25, 2023, Revised August 23, 2023.

incorporating standard conditions (attached), with the additional conditions of:

- **strict adherence of stormwater systems operations and maintenance plans to be documented and submitted to the Planning Office , as delineated in the Plan of record, Appendix I**
- **construction entrances to be a minimum of 100' long**

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- weekly Erosion & Sedimentation Control inspection reports to be submitted during construction phase

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.
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.

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

D Pippin moved/Osborn seconded/DISCUSSION: None

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

IX. CONTINUED PUBLIC HEARINGS: None

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X. **NEW BUSINESS:** None

XI. **OLD BUSINESS:** None

XII. **MISCELLANEOUS:**

1. **Informal Discussion: 121 North Road – Mixed use development on wetlands:**

Wetlands Agent Boudreau introduced Masood Syed who has come to the Planning Department with a proposal for the property at 121 North Road. Mr. Syed has had the wetlands delineated on the property and has found more wetlands than is shown on the GIS system, the property also contains a significant number of vernal pools.

Mr. Syed shared a Site Plan of the property with his original proposal for a mixed used development which would include a 21,000 square foot “commissary” towards the front of the property, a community center behind the commissary, and a 36-unit condominium complex with tennis courts towards the rear. Mr. Syed noted that the rear of the parcel is very wet, he has no plans for development within that area. Mr. Syed referenced two areas within the development which would require wetlands crossings.

Mr. Syed then shared a scaled down plan with the Commission, which would include the commissary in the front, and the condominium building in the center of the property.

Chairman Davis opened discussion to the Commission.

Commissioner Baker noted that he became a Commissioner Member when construction was beginning on Newberry Village, which is a similar parcel with regards to wetlands; he indicated he felt that Newberry Village should have never been built. Commissioner Baker indicated he isn’t crazy about Mr. Syed’s proposal for this parcel. He suggested it is very similar to the Newberry Village parcel, and has a brook running through it, He noted that when the Showcase for Dogs opened up he walked that property all the way up to where it abuts Connecticut Mulch in Enfield and it’s all swamp, as is that whole area of land. Commissioner Baker recalled the process for development of Newberry Village and the extensive reports submitted, he suggested the expense to develop Mr.

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Syed's scaled back plan may make the project prohibitive, he questioned if would be economically feasible.

Commissioner Dick Pippin suggested the possibility of exchanging one area of wetlands for another. He suggested that with all of the problems that occurred during construction of Newberry Village the project was ultimately successful. Commissioner Dick Pippin suggested if the project could be done without destroying viable wetlands, or replacing them as has been done on other projects, he wouldn't rule out the project but questioned if the cost was justifiable. Commissioner Baker suggested he would want to see a lot of testing and significant design work during development of the property.

Chairman Davis suggested if Mr. Syed decides to go forward with his plan you'll need to provide detailed plans and a stormwater management plan as you're going to be taking away a lot of wetlands that you'll need to replace. Commissioner Baker suggested the need for testing for the vernal pools, both pre-construction and post construction.

Chairman Davis thanked Mr. Syed for his presentation, and suggested he continue working with Wetlands Agent Boudreau.

XIII. AGENT REVIEW, REPORTS, AND DECISIONS:

1. Agent Report – 225 S. Main – Self-storage – adjacent to waterway:

Wetlands Agent Boudreau reported she's reviewed this proposal and issued an Agent Decision as there is an intermittent watercourse along the border but no wetlands on the site. The applicant has provided a report by (Soil Scientist) Zulik who has stated that the predominant wetlands is a small intermittent watercourse located adjacent to the property line on the southeast corner of the lot. Mr. Zulik has flagged the area, and noted the intermittent watercourse is the only wetlands feature on the lot.

Commissioner Dick Pippin questioned the lack of submission of a site plan. Planning Director Calabrese joined the meeting remotely, noting all of that information would be submitted to the Planning and Zoning Commission, who will be holding a Public Hearing for development of the property under a Special Use Permit. She noted they are proposing upgrades to the swale along Abbe Road to collect water adjacent to the site, while water from the site will infiltrate into the soil.

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Planning Director Calabrese noted the application will be on the Planning and Zoning Agenda for the second meeting in September.

XIV. CONFERENCES/SEMINARS/TRAINING: None

XV. CORRESPONDENCE: None

XVI. GENERAL BOARD DISCUSSION: None

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

Chairman Davis noted there were no members of the public present at the in-person meeting to comment, no one participating remotely requested to be acknowledged.

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

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

XIX. ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 8:20 p.m.

Osborn moved/D Pippin seconded/DISCUSSION: None

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

Respectfully submitted:

Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission