

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

Regular Meeting – December 3, 2014

MEETING MINUTES

*******Draft Document Subject to Commission Review/Approval*******

CALL TO ORDER: Chairman Savaria called the Meeting to order at 7:00 p.m. in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.

ESTABLISHMENT OF QUORUM:

Present: Regular Members Ron Savaria (Chairman), Dave Menard, and Richard Osborn, and Alternate Member Kathryn Roloff.

Unable to Attend: Regular Members Robert Slate and Alternate Member Michael Sawka.

Chairman Savaria noted the establishment of a quorum with 3 Regular and 1 Alternate Member as noted above. All members will sit in on votes this evening. .

Also in attendance was Wetlands Agent/Zoning Enforcement Officer Robin Newton.

AGENDA ADDITIONS:

Chairman Savaria noted receipt of the following Agenda additions:

1. **#17-2014: West River Farms, LLC – 331, 339, & 341 Scantic Road:** Request to construct a 69 lot subdivision with 3 lots located in the regulated area; nearest intersection 600' east of Oakwood drive. Assessor's Map 003, Block 34, Lots 060, 062, 062A. (65 day application period ends ~~January 29, 2015~~ February 6, 2015)
2. **#16-2014: Timothy Rodrigue:** Request to conduct regulated activities to create a 2-lot resubdivision adjacent to 185 Wells Road; nearest intersection is Mahoney Road. Assessor's Map 085, Block 31, Lot 001B. (65 day application period ends ~~January 29, 2015~~ February 6, 2015).

Wetlands Agent Newton noted the correction of the end of the Application periods.

Applications accepted; no motion made.

APPROVAL OF MINUTES – October 1, 2014:

MOTION: To **ACCEPT** the Minutes of Regular Meeting dated **October 1, 2014** as presented.

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Osborn moved/ Roloff seconded/DISCUSSION: None

VOTE: In Favor: Unanimous Menard/Osborn/Roloff/Savaria

APPROVAL OF MINUTES – November 5, 2014 – MEETING CANCELLED.

CONTINUED PUBLIC HEARINGS: None.

NEW APPLICATIONS TO BE RECEIVED:

- **#16-2014: Timothy Rodrigue:** Request to conduct regulated activities to create a 2-lot resubdivision adjacent to 185 Wells Road; nearest intersection is Mahoney Road. Assessor's Map 085, Block 31, Lot 001B. (65 day application period ends ~~January 29, 2015~~ February 6, 2015).

Mr. Ussery, of J. R. Russo & Associates, LLC was present at the meeting. Mr. Ussery gave a description of the property location. There is an existing lot with a dwelling at 185 Wells Road; this application proposes to create two additional lots adjacent to the dwelling location. Each new lot will be approximately 1 $\frac{3}{4}$ acres; the proposed dwellings would be located towards Wells Road. There are "fingers" of wetlands which enter the rear of the property and drain down slope into the Scantic River. Mr. Ussery has highlighted the regulated area in orange on the site plan before the Commission. All dwellings would be located a substantial distance from the wetlands. The new dwellings will be served by sanitary sewers which will be extended from Sharon Lane. Each new lot will be served by individual wells.

Mr. Ussery indicated there is no impact to the wetlands related to this proposed activity; all activity will occur within the regulated area.

Mr. Ussery also noted the applicant will be granting a 20' drainage easement across the property to the Town of East Windsor; the easement will enable the Town to install catch basins to alleviate an existing ponding problem on Wells Road.

The Commission considered if a Public Hearing should be held on this application. Wetlands Agent Newton reviewed the criteria for holding a Public Hearing. The consensus of the Commission was that the resubdivision could be heard as a regular Inland Wetlands Application; no Public Hearing was necessary as there is no impact related to the wetlands anticipated for this development.

Wetlands Agent Newton noted the plans call for the signature of a soil scientist; Mr. Ussery will confirm who actually did the work.

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- **#17-2014: West River Farms, LLC – 331, 339, & 341 Scantic Road:** Request to construct a 69 lot subdivision with 3 lots located in the regulated area; nearest intersection 600' east of Oakwood drive. Assessor's Map 003, Block 34, Lots 060, 062, 062A. (65 day application period ends ~~January 29, 2015~~ February 6, 2015):

Mr. Ussery, of J. R. Russo & Associates, LLC also represents this Applicant; he came forward to explain this application. Please note the location of this project is bisected by the boundary line between East Windsor and South Windsor; therefore development of the homes and a portion of the Open Space land falls within East Windsor while the remainder of the Open Space falls within the Town of South Windsor with the easterly boundary line being the Scantic River.

Wetlands Agent Newton noted the Applicant has already received an Inland Wetlands Permit for activity which will occur within the Town of South Windsor.

Mr. Ussery reviewed the location map with the Commission. The proposal is for a 69 unit single family PRD (Planned Residential Development); 3 of the lots are located within the upland review area and are subject to the Commission's review with regard to grading. There is no wetlands impact in East Windsor. The PRD proposal allows smaller lots generally clustered together with the remainder of the land devoted to open space. The total parcel encompasses approximately 40 acres; nearly 50% of the parcel, or approximately 19 acres, is proposed as open space, while the remaining 19 or 20 acres is proposed for development. PRDs require sites which are served by city water and sewer, which is the case with this location.

Mr. Ussery indicated the stormwater will be directed via pipes to the Scantic River.

Discussion followed regarding the impact of the proposed development. The Commission noted that while the total proposal involves 69 dwelling units only 3 lots will be subject to review by this Commission. The consensus of the Commission was that there was no need for a Public Hearing at the Inland Wetlands level.

NEW BUSINESS: None.

OLD BUSINESS: None.

MISCELLANEOUS/1) 2015 Meeting Dates

MOTION: To ADOPT the 2015 Meeting dates for the Inland Wetlands Commission as presented

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Menard moved/Osborn seconded/DISCUSSION: The Commission considered changing the date of the July Meeting due to conflicts with staffing; no changes were made.

VOTE: In Favor: Unanimous Menard/Osborn/Roloff/Savaria

MISCELLANEOUS/2) Review of Bylaws:

The Commission reviewed the current Bylaws; no changes were made.

MISCELLANEOUS/3) Election of Officers:

MOTION: To NOMINATE Ron Savaria for Chairman and Robert Slate for Vice Chairman.

Osborn moved/no second was offered

Commissioner Osborn withdrew his nomination.

MOTION: To POSTPONE the Election of Officers to the January 7th, 2015 Regular Commission Meeting.

Osborn moved/Roloff seconded/DISCUSSION: None

VOTE: In Favor: Unanimous Menard/Osborn/Roloff/Savaria

AGENT DECISIONS: None.

STATUS REPORTS: None.

VIOLATIONS: None.

CONFERENCES/SEMINARS/TRAINING: None.

CORRESPONDENCE: None.

GENERAL BOARD DISCUSSION:

Commissioner Osborn requested the Commission pause for a moment of silence to acknowledge the passing of former First Selectman Bob Watts. Commissioner Osborn noted Mr. Watts was a great man who served in many positions – including as a teacher, a selectman, a Rotarian, and a driver for Meals on Wheels. The Commission paused to commemorate Mr. Watts' contributions to the Town.

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

Dick Pippin: thanked Commissioner Osborn for paying tribute to Mr. Watts; he cared a lot for the town.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:38 p.m.

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

Respectfully submitted:

Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission