

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

Regular Meeting – January 4, 2017

MEETING MINUTES

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

CALL TO ORDER: Chairman Baker 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 Alan Baker (Chairman), Dave Menard, Richard Osborn, and Rebecca Talamini, and Alternate Members Michael Sawka and Steve Smith.

Unable to Attend: All members were present this evening.

Guests: Deputy Selectman Richard P. Pippin, Jr., Inland/Wetlands Liaison; Kathy Pippin, Board of Finance.

Chairman Baker noted the establishment of a quorum with 4 Regular and 2 Alternate Members as noted above. All Regular members, and Alternate Smith, will sit in on votes this evening. .

Also in attendance was Wetlands Enforcement Official Shawn Rairigh.

AGENDA ADDITIONS: None.

APPROVAL OF MINUTES /1) December 7, 2016 – Regular Meeting:

MOTION: To **APPROVE** the Minutes of Regular Meeting dated December 7, 2016 as written.

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

Chairman Baker introduced Wetlands Enforcement Official Shawn Rairigh, who has recently joined the East Windsor Staff community. WEO Rairigh spoke of his work experience, and his anticipated relationship with the Commission.

PUBLIC HEARINGS: None.

CONTINUED PUBLIC HEARINGS: None.

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NEW APPLICATIONS TO BE RECEIVED: None.

NEW BUSINESS: None.

OLD BUSINESS/1) Letter to Siting Council – Solar Farms, Wapping Road:

Chairman Baker presented the Commissioners with a draft letter regarding the recent presentation of Mr. Ussery of J. R. Russo and Associates, and Jeffrey Macel, of Lodestar Energy. The Commissioners reviewed the letter, which offers a positive support of the proposed projects.

The consensus of the Commission was to send the letter, as drafted, to Mr. Robert Stein, of the Connecticut Siting Council.

OLD BUSINESS/2) Status of Bond Release – Newberry Village:

Chairman Baker shared with the Commissioners an excerpt from recent Planning and Zoning Commission minutes during which a motion was made to release \$20,000 of an Erosion and Sedimentation Control Bond being held for work continuing at Newberry Village. Also presented was a list of current bonds held on the various phases of the project.

WEO Rairigh noted that while issues may be pending on the 86 Winkler Road property the Commission can't hold back bond releases or project approvals on another project being developed by the same developer. WEO Rairigh will deal with the 86 Winkler Road property issues via enforcement of project requirements.

MISCELLANEOUS/1) 21 Thompson Road – Informal Discussion:

Jay Ussery, of J. R. Russo and Associates, and Brandon Smith, of Fusick Auto, joined the Commission. Mr. Smith and his father operate Fusick Auto, which is an auto parts/distribution facility presently located at 21 Thompson Road. Mr. Ussery gave a description of the location of the property, noting the property extends to Thompson Road as it intersects with Craftsman Road. He described the current building, which is accessed by two driveways which connect to circulate around the building. The Smiths are in need of additional storage space. Mr. Ussery suggested the land to the south of the existing building is somewhat impacted by an old pond and wetlands associated with the pond. The parcel is also impacted by a power transmission line, which prohibits construction beneath the power lines.

Mr. Ussery presented a preliminary plot sketch which showed a 60 foot by 180 foot free standing building located to the south of the existing building; an access drive would connect the two buildings which would require a wetlands crossing causing 1600 square foot of wetlands disturbance.

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WEO Rairigh noted Mr. Ussery has provided a wetlands soil report prepared by Tom Peitras in November, 2016.

Chairman Baker opened discussion to the Commissioners.

Commissioner Menard questioned where the loading docks are located? Mr. Smith noted the current loading docks are on the other side of the existing building. The new building would provide storage space for existing stock and antique cars. He noted the antique cars are presently stored in the existing building; they limit storage space as stock is not stored above them. Mr. Smith indicated they have seen an uptick in the need of storage space for classic vehicles, especially in the north. Mr. Smith reported they have been in business in East Windsor for 40 or more years. They began their business across the street at 20 Thompson Road, then purchased and renovated this property in 2014.

Chairman Baker questioned the plans for drainage from the pavement and roof? Mr. Ussery reported they are proposing a detention/water quality basin on the east side of the property; the basin would pick up drainage from the pavement and discharge it into the pond. Chairman Baker questioned where the pond flows to? Mr. Ussery indicated they haven't determined that yet; although 2016 was a dry year the pond didn't seem to hold much water. Chairman Baker suggested that would be one of his concerns, as the proposal would be collecting water which normally goes into the ground. Mr. Ussery suggested "this" area is low; if the Commission is receptive to this proposal they would do additional research. He noted that drainage within the industrial park, which was developed in the 60s, was designed for full build-out but there was no consideration for water quality treatment at that time. Mr. Smith reported a conceptual plan was previously prepared by Fuss & O'Neill for a pavement addition off the edge of the driveway.

WEO Rairigh questioned if Mr. Smith had considered an addition off the existing building rather than a new building? Mr. Ussery noted the wetlands wraps around the building, and they have a loading area around the back. He felt there might be a little room for an addition but nothing of comparative size to the free standing building being proposed.

Chairman Baker questioned how the water for the existing building is handled? Mr. Smith suggested he believes the water from the roof is collected through the building to the back corner and goes out under the pavement but he hasn't actually looked at the situation. Chairman Baker suggested they are proposing a lot of building in a snug area.

Commissioner Talamini questioned if they would be removing a lot of trees? Mr. Smith concurred they would be clearing small trees.

Chairman Baker indicated he's looking how the water is being treated rather than just having it dumped in the pond. Mr. Ussery reported they are proposing the basin, and plan proposals would be reviewed by Town Engineer Norton.

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Chairman Baker queried if the Commissioners had additional questions; no one responded.

WEO Rairigh questioned if the current building was constructed at the front set back line? Mr. Smith felt there wouldn't be enough room to put an addition on the front of the existing building which would be the same size they are considering. Mr. Ussery suggested the existing building appears to be set back approximately 100 feet. He noted when the industrial park was developed he felt a 100' setback had been required; he noted the consistency of buildings set back a similar distance within the park. He also noted the park was developed with a 50 foot easement for utilities, etc.; that requirement was extinguished in the 80s. WEO Rairigh, referring to the Zoning Regulations, suggested he felt the building front set back would be 60 feet.

Chairman Baker reiterated the proposal is pretty snug but Mr. Ussery noted they are proposing a minimal wetlands disturbance at 1600 square feet.

Discussion turned to the existing pond; was it a natural pond or had it been constructed as part of a golf course which had been developed in this vicinity years ago? Commissioner Osborn indicated the Thompson dairy farm was on top of the hill many years ago; he suggested the pond has been there as long as he can remember and felt it was a low area within the farm. Commissioner Osborn also recalled someone proposing development in the area years ago had wanted to fill in that pond.

Commissioner Osborn questioned what business had been in the existing building prior to the Smiths? Mr. Smith suggested he felt it had been an aerospace firm.

Mr. Ussery suggested they were not hearing the proposal was totally crazy. Chairman Baker indicated he was skeptical but was open to further discussion. Mr. Ussery indicated they will do further research and return to the Commission with more information.

Commissioner Osborn noted the Commission, while being protective of the wetlands, also want to encourage business in Town – especially a business that's been here for 40 years.

AGENT DECISIONS: None.

STATUS REPORTS:

WEO Rairigh reported he has no wetlands status reports but he had received a complaint from the Building Department yesterday regarding lack of erosion controls at a home under construction at 3 Plantation Road. The driveway location had been switched, which was causing a problem with runoff from dirt piles. He spoke with the homeowner who responded positively; WEO Rairigh will follow up shortly.

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VIOLATIONS: Nothing outstanding regarding wetlands issues.

CONFERENCES/SEMINARS/TRAINING: Nothing to present.

CORRESPONDENCE: Nothing to present.

GENERAL BOARD DISCUSSION:

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

No one requested to speak.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:30 p.m.

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

Respectfully submitted:

Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission