

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

**Regular Meeting – June 7, 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), Richard Osborn, and Rebecca Talamini, and Alternate Members Michael Sawka and Steve Smith.

**Unable to Attend:** Regular Member Dave Menard who had advised the Planning Office of his resignation.

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

Chairman Baker noted the establishment of a quorum with 3 Regular and 2 Alternate Members as noted above. All Regular members, and Alternate Member Sawka, will sit in on votes this evening. .

Also in attendance was Wetlands Enforcement Official Shawn Rairigh.

**AGENDA ADDITIONS:** None.

**APPROVAL OF MINUTES /1) April 5, 2017 – Regular Meeting:**

**MOTION:** To APPROVE the Minutes of Regular Meeting dated April 5, 2017 with the following amendments:  
Page 2, NEW BUSINESS: 1) #03-2017 – Jeffrey L. and Brenda P. Robert, “.....property at 192 Scantic Road to create to **TWO** lots,.....”.  
Page 2, same application, first paragraph: “Chairman Baker read this Agenda item. Appearing to discuss the proposal was Jeffrey and Brenda Baker, **ROBERT**, of 192 Scantic Road.”  
Page 2 and 3, same application, wherever Roberts appears it should be **ROBERT**.

Talamini moved/Osborn seconded/**DISCUSSION:** Amendments noted.

**VOTE:** In Favor: Unanimous (Baker/Osborn/Sawka/Talamini)

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**PUBLIC HEARINGS:** None.

**CONTINUED PUBLIC HEARINGS:** None.

**NEW APPLICATIONS TO BE RECEIVED: 1) Application #06-2017: Andre J. Groszyk** – Property at 10 Harrington Road, Broad Brook containing 17.6 acres with existing home and 3 barns. Nearest intersection is Rice and Harrington Roads. Request to conduct regulated activities to create a 3-lot subdivision (Gabriella Estates) – including one rear lot – to construct 2 new homes with associated driveways and septic systems, and cut and fill earth work to build utilities. Map 106, Block 30, Lot 2. (*Deadline for decision 7/8/2017*)

Chairman Baker read the description of this Agenda item. Wetlands Agent Rairigh reported the applicant is proposing to create three dwelling lots by cutting out the existing home on lot 1, and cutting out two additional lots (lots 2 and 3). Wetlands Agent Rairigh reported there is a small pocket of wetlands on lot 3 and to the east on lot 2

**MOTION:** To ACCEPT Application #06-2017: Andre J. Groszyk – Property at 10 Harrington Road, Broad Brook containing 17.6 acres with existing home and 3 barns. Nearest intersection is Rice and Harrington Roads. Request to conduct regulated activities to create a 3-lot subdivision (Gabriella Estates) – including one rear lot – to construct 2 new homes with associated driveways and septic systems, and cut and fill earth work to build utilities. Map 106, Block 30, Lot 2.

**Osborn moved/Talamini seconded/DISCUSSION: Application to be heard at the next Commission Meeting.**

**VOTE: In Favor: Unanimous (Baker/Osborn/Sawka/Talamini)**

**NEW BUSINESS: 1) Application #05-2017: EWD, LLP, d/b/a Four Fathers, Inc./d.b.a Sports World.** Property at 226 Main Street, East Windsor. Request to conduct regulated activities to construct addition of building, parking, and grass fields at 226 Main Street, East Windsor. Map 101, Block 12, Lot 080A. (*Deadline for decision 7/8/2017*)

Chairman Baker read the description of this Item of Business. Wetlands Agent Rairigh reported this Application had automatically been received due to the cancellation of the May 5th Commission Meeting.

Wetlands Agent Rairigh reported the application was incomplete when received due to the lack of inclusion of drainage calculations. That information was received yesterday afternoon via e-mail but included a corrupted file; the replacement file was received this afternoon and was then sent to Town Engineer Norton, who was unable to complete his review on such short notice.

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Commissioner Osborn questioned if the previous parking problems have been resolved? Deputy First Selectman Pippin, speaking from the audience, reported the owner of the adjacent property has sold that land to this applicant. Wetlands Agent Rairigh suggested this application is for additional parking and construction of an additional building. He indicated the intent is to use the existing detention basin which was said to have been designed to handle a full build-out of the property; the drainage calculations received recently are necessary to assist Town Engineer Norton with his review.

The Commission reviewed the application receipt date and associated timeframe for decision. The Commission requested Wetlands Agent Rairigh to contact the applicant to discuss an appearance at a Special Meeting to be tentatively scheduled for Wednesday, June 28<sup>th</sup>, or the Commission's regular meeting on July 5<sup>th</sup>.

**MOTION:** To CONTINUE Application #05-2017: EWD, LLP, d/b/a Four Fathers, Inc./d.b.a Sports World for property at 226 Main Street, East Windsor. Request to conduct regulated activities to construct addition of building, parking, and grass fields at 226 Main Street, East Windsor. Map 101, Block 12, Lot 080A; application presentation to be continued to either June 28, 2017, or July 5, 2017, at 7:00 p.m. in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT.

**Osborn moved/Talamini seconded/DISCUSSION: None.**

**VOTE: In Favor: Unanimous (Baker/Osborn/Sawka/Talamini)**

**OLD BUSINESS:** None.

**MISCELLANEOUS:** 1) **Informal Discussion: 11 Broad Brook Road** – Discussion of potential house location:

Wetlands Agent Rairigh reviewed an aerial of the site. He noted wetlands exist way in the back of the site; he referenced topography within the site where an old drainage ditch exists in the middle of the field. Wetlands Agent Rairigh reported he had been approached regarding locating a new home on the property. The wetlands location would have to be identified by a professional prior to construction of the home. Wetlands Agent Rairigh had suggested the resident join the Commission for informal discussion this evening, however, the individual isn't present.

The Commission suggested scheduling this discussion for the next meeting as well.

**AGENT DECISIONS:** None.

**STATUS REPORTS:**

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Wetlands Agent Rairigh reported he received a complaint from an individual that a lawn care company was dumping clippings along the side of Newberry Road. He visited the location given to him by the individual but found nothing dumped along the road.

Wetlands Agent Rairigh reported work continues at 172 Wells Road for construction of a new home.

**VIOLATIONS/1) Show Cause Hearing – Connecticut Mulch/Cease and Desist Order** – Unpermitted activity in Upland Review Area and Wetlands – Violation of Section 6.1. North Road/Route 140, B-3 Zone; Map 115, Block 15, Lot 021.

Chairman Baker reported he had attempted to contact the representative of Connecticut Mulch to discuss the status of potential remediation for this site but was unable to reach him. Wetlands Agent Rairigh reported he and Town Planner Whitten had visited the site and did find some vernal pools, but the office has received nothing further from Connecticut Mulch with regard to a remediation plan. Chairman Baker will make another attempt to make the contact again.

**CONFERENCES/SEMINARS/TRAINING:** Norhing to report.

**CORRESPONDENCE: 1) Natural Resources Conservation Service – USDA mailing re: Broad Brook Watershed**

No discussion.

**GENERAL BOARD DISCUSSION:**

Chairman Baker noted he had received an e-mail notification from David Menard regarding his resignation from the Board. Chairman Baker will forward a copy of that e-mail to the Planning Office for referral to the Town Clerk and the Board of Selectmen.

Wetlands Agent Rairigh advised the Commission of the status of applicants to replace him in his position. Chairman Baker suggested adding the appointment of Town Planner Whitten as the Wetlands Agent until a new candidate is selected.

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

Deputy First Selectman Pippin noted most other Commissions begin their meetings with a Pledge of Allegiance; he suggested this Board might make that consideration as well.

**ADJOURNMENT:**

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

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

Respectfully submitted:

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Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission