

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

Regular Meeting – April 4, 2018

MEETING MINUTES

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

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 P. Pippin, Jr., and Rebecca Talamini, and Alternate Member Michael Sawka.

Unable to Attend: Regular Member Richard Osborn.

Guests: Deputy First Selectman Steve Dearborn, Inland/Wetlands Liaison; Kathy Pippin, Board of Finance.

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

Also in attendance was Wetlands Agent Matt Tyksinski.

PLEDGE OF ALLEGIANCE:

Everyone stood to recite the Pledge of Allegiance.

AGENDA ADDITIONS:

MOTION: To **ACCEPT** the Agenda Addition of Application #03-2018: **International Brotherhood of Electrical Workers, Local Union No. 42: 20 and 22 Craftsman Road under NEW APPLICATIONS TO BE RECEIVED, Item 1.**

Talamini moved/Sawka seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Baker/Pippin/Sawka/Talamini)

APPROVAL OF MINUTES/1) February 14, 2018 – Special Meeting:

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MOTION: To APPROVE the Minutes of Special Meeting dated February 14, 2018 as presented.

Talamini moved/Pippin seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Baker/Pippin/Sawka/Talamini)

PUBLIC HEARINGS: None.

CONTINUED PUBLIC HEARINGS: None.

NEW APPLICATIONS TO BE RECEIVED: #03-2018: International Brotherhood of Electrical Workers, Local Union No. 42: 20 and 22 Craftsman Road. Request for permit for regulated activities – to include construction of two buildings, parking areas and driveways. This property is located on Craftsman Road; nearest intersection is Newberry Road. Two Parcels: Assessor’s Map 093, Block 19, Lot 12-05 AND Assessor’s Map 093, Block 19, Lot 12-05. (65 day application period ends 6/7/2018)

Wetlands Agent Tyksinski reported Staff had met previously with the Applicant regarding this property. This is a thorough application; the Commission is receiving the application this evening and will hear discussion at the next Inland Wetlands Commission Meeting.

Jay Ussery, of J. R. Russo and Associates, LLC., noted his firm is representing the Applicant. He concurred they met with Staff a few months ago. The proposal includes a wetlands crossing and some wetlands disturbance; they anticipated that the Commission may want to hold a Public Hearing on this Application and have included that cost in the application fee.

MOTION: To ACCEPT #03-2018: International Brotherhood of Electrical Workers, Local Union No. 42: 20 and 22 Craftsman Road. Request for permit for regulated activities – to include construction of two buildings, parking areas and driveways. This property is located on Craftsman Road; nearest intersection is Newberry Road. Two Parcels: Assessor’s Map 093, Block 19, Lot 12-05 AND Assessor’s Map 093, Block 19, Lot 12-95, and hold a Public Hearing.

Talamini moved/Pippin seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Baker/Pippin/Sawka/Talamini)

NEW BUSINESS/1) 02-2018 Karl and Jane Reichle – 33 Morris Road, nearest intersection Graham Road. Request to conduct regulated activities to construct two single family homes. A-1 Zone; Map ~~107~~ 017, Block 66, Lot 017.

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Appearing to discuss this Application was Jay Ussery, of J. R. Russo and Associates, LLC. Also present in the audience was the Applicant, Karl Reichle.

Mr. Ussery reported this is an Application for a 2 lot subdivision for property located on the north side of Morris Road. The property includes a small brook. The proposal is to subdivide the parcel to create two lots, one a frontage lot and the second a rear lot. There is a wetlands associated with the brook; the wetlands was flagged a year or more ago by John Ianni. The 150 foot regulated area is the orange highlighted line on the site plan; the green line is the set-back line for the septic systems. Each lot will be served by its own septic system; the North Central Health District (NCHD) has recently approved the septic system designs. The Commission was provided with a copy of the NCHD approval at this meeting.

Mr. Ussery noted there is no wetlands disturbance but there is activity proposed in the Upland Area so a permit is required for the grading for the houses to be located within the 150 foot upland area. Town Engineer Norton has exchanged comments with Mr. Ussery's associate, Tim Coon; Town Engineer Norton has provided an approval memo regarding this Application. Mr. Ussery noted that should the new owners change the dwelling locations it would require that they return to this Commission for approval of any revisions.

Chairman Baker questioned if the septic systems would be built above ground? Mr. Ussery replied negatively, noting they have agreed to a 30 inch depth; the septic system will not be mounded. Mr. Ussery noted the parcel has been in row crops for several years; Mr. Reichle demolished a couple of small dwellings and a barn last year.

Chairman Baker questioned the distance between the NCHD line and the channel line? Mr. Ussery indicated the distance to be 50 feet; he explained that the NCHD considers the wetlands line to be 50 feet.

Chairman Baker queried the Commission for comments; no one raised any questions.

MOTION: To APPROVE Application 02-2018 Karl and Jane Reichle – 33 Morris Road, nearest intersection Graham Road. Request to conduct regulated activities to construct two single family homes. A-1 Zone; Map 017, Block 66, Lot 017, with the standard 14 conditions.

This approval is granted subject to conformance with the referenced plans (as may be modified by the Conditions) and the following conditions:

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REFERENCED PLANS:

Cover Sheet, Resubdivision Plan/Special Permit Rear Lot, prepared by J. R. Russo & Associates, LLC, 1 Shoham Road, East Windsor, for Karl E & Jayne A. Reichle for property at 33 Morris Road, East Windsor, CT., Map 017, Block, 66, Lot 017, Zone A-1. Dated 3/2/2018, Revised 3/19/2018.

Resubdivision Plan/Special Permit Rear Lot, prepared by J. R. Russo & Associates, LLC, 1 Shoham Road, East Windsor, for Karl E & Jayne A. Reichle for property at 33 Morris Road, East Windsor, CT., Map 017, Block, 66, Lot 017, Zone A-1. Dated 3/2/2018, Revised 3/19/2018.

Topographic Plan, prepared by J. R. Russo & Associates, LLC, 1 Shoham Road, East Windsor, for Karl E & Jayne A. Reichle for property at 33 Morris Road, East Windsor, CT., Map 017, Block, 66, Lot 017, Zone A-1. Dated 3/2/2018, Revised 3/19/2018.

Erosion Notes & Details, prepared by J. R. Russo & Associates, LLC, 1 Shoham Road, East Windsor, for Karl E & Jayne A. Reichle for property at 33 Morris Road, East Windsor, CT., Map 017, Block, 66, Lot 017, Zone A-1. Dated 3/2/2018, Revised 3/19/2018.

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.

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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 of the Inland Wetland Agency, 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.
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/Wetland Agent 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.

Talamini moved/Pippin seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous (Baker/Pippin/Sawka/Talamini)

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OLD BUSINESS: None,

MISCELLANEOUS: Nothing.

AGENT DECISIONS/1) Park Plaza:

Wetlands Agent Tyksinski reported he has received a request from a person representing Park Plaza (Mobile Home Park) to replace 6 trailers in locations where older trailers were previously removed. Wetlands Agent Tyksinski reported he is at the point of approving Zoning Permits for the trailers but he is advising the Commission as the park backs up to terrace escarpment slopes. The park is located across from Harken's Market; the rear of the parcel contains steep slopes before it drops off into the flood plain.

Chairman Baker questioned when the previous mobile homes were removed? Wetlands Agent Tyksinski felt it was in 2013. Chairman Baker questioned if the previous trailers had been issued Zoning Permits; Commissioner Pippin felt the park pre-dates zoning. The Commission reviewed the proposed locations on the SmartBoard; they cited concern for appropriate erosion controls while locating the trailers. Wetlands Agent Tyksinski noted the location is served by public sewer; park personnel will just be dropping the mobile homes in place.

The Commission concurred with Agent Approval for siting the 6 mobile homes.

STATUS REPORTS/1) 20 Margaret Drive:

Wetlands Agent Tyksinski reported Mr. Brown had indicated he would come in to apply for a Wetlands Application but has not done so, nor does he have any incentive to do that at this point. Wetlands Agent Tyksinski cited his frustration in attempting to resolve this issue.

VIOLATIONS: None.

CONFERENCES/SEMINARS/TRAINING:

Nothing this month.

CORRESPONDENCE/1) Aquarion Water Company:

Wetlands Agent Tyksinski referenced a letter received recently citing an awards program sponsored by the Aquarion Water Company for recognition of volunteer work within communities. Chairman Baker cited the work of the American Heritage River Commission in testing the water quality locally; he suggested they would be a good candidate for this recognition. The Commission agreed.

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MOTION: To NOMINATE the American Heritage River Commission for the Aquarion Water Company Champion Awards Program as described in letter dated January 31, 2018.

Pippin moved/Sawka seconded/DISCUSSION: None.

VOTE: In Favor: Baker/Pippin/Sawka/
Opposed: No one
Abstained: Talamini (member of the American Heritage River Commission)

Staff is to follow up on submission of the American Heritage River Commission for this award.

CORRESPONDENCE/2) CT. DEEP:

Wetlands Agent Tyksinski referenced a letter received from DEEP regarding advisement to property owners of the dam at the Windsorville Pond regarding necessary maintenance work. Wetlands Agent Tyksinski reported the letter to the Town is a courtesy; the dam is privately owned and the responsibility for the work referenced is that of the property owner. There is no involvement required of the Wetlands Commission.

GENERAL BOARD DISCUSSION/1) Wetlands Applications/i. Short Form; ii. Long Form:

Wetlands Agent Tyksinski has provided the Commission with drafts for revised/redesigned Wetlands Applications. Discussion followed regarding the parameters for use of each form. It was suggested the short form could be used for construction of sheds or decks, while the longer form would be required for sizeable additions or wetlands crossings or disturbance. As an example, the application approved this evening would require use of the long form.

The Commission requested Wetlands Agent Tyksinski draft a list of uses for each form to consider at the May Wetlands Meeting.

The addition of e-mail contact information was requested to be added to the applicant and property owner blocks.

GENERAL BOARD DISCUSSION/2) Wetlands Fee Schedule/i. Examples: 1. Ellington, 2 Somers:

Wetlands Agent Tyksinski provided the Commission with examples of fee schedules from Ellington and Somers. Discussion followed regarding flat fees associated with the application short form while more complex work would require a higher fee schedule.

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The Commission requested a spreadsheet comparing fee schedules from 3 to 5 surrounding towns, including Ellington, Somers, and Stafford, to consider at the May Wetlands Meeting.

PUBLIC PARTICIPATION:

Steve Dearborn, 144 East Road: Mr. Dearborn indicated he is speaking both as a resident and a Selectman; he questioned why the Wetlands Meetings were not taped on the YouTube videos? Chairman Baker and the Commissioners had no problem with that request but cited no one on staff has access to the video equipment. Mr. Dearborn indicated he would bring the issue up at the Selectmen's Meeting tomorrow evening.

James White, 134 Wells Road: Mr. White indicated he recently purchased his property on Wells Road and is rehabilitating the property for his personal residence. He noted there is a small strip of land next to his property which is very wet; he is concerned with septic systems in the area. Mr. White indicated he understands someone just purchased the adjacent property and plans to build a home; he questioned if that was possible?

Commissioner Pippin suggested the lots pre-dated zoning. Discussion followed; it was noted the Town had acquired the property for back taxes and has resold the property.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:40 p.m.

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

Respectfully submitted:

Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission