

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

Regular Meeting – May 2, 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 Osborn, Richard P. Pippin, Jr., and Rebecca Talamini, and Alternate Member Michael Sawka.

Unable to Attend: All members were present this evening.

Guests: Kathy Pippin, Board of Finance.

Chairman Baker noted the establishment of a quorum with 4 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 under NEW APPLICATIONS TO BE RECEIVED as Items VIII 3 and 4 the following Agenda Additions:
- | | |
|----------------|---|
| 06-2018 | THOMAS L. ANDERSON/Gutchess Lumber Co., Inc. – 144 Melrose Road. Request for Exempt activity – timber harvesting on 53 acre property owned by Debra A. Madden Irrevocable Trust. Nearest intersection is Grant Road. A-1 Zone; Map 128, Block 36, Lot 13. |
| 07-2018 | MMCT Venture, LLC – 105 Prospect Hill Road. Request to conduct regulated activities in connection with its development of portions of a new commercial recreation facility/casino. Nearest intersection is Prospect Hill Road (Route 5) and Bridge Street (Route 140). B-1 Zone; Map 102, Block 14, Lot 001. |

Osborn moved/Talamini seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous

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APPROVAL OF MINUTES – April 4, 2018:

MOTION: To APPROVE the Minutes of Regular Meeting dated April 4, 2018 as Written.

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

PUBLIC HEARINGS: 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.

Commissioner Osborn read the notice of the Public Hearing.

MOTION: To OPEN THE PUBLIC HEARING on Application 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.

Talamini moved/Pippin seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous

Appearing to discuss this Application was Jay Ussery, of J. R. Russo & Associates, LLC; accompanying Mr. Russo was Mr. Santalucia representing the International Brotherhood of Electrical Workers, Local Union No. 42.

Mr. Ussery referenced a site plan, noting the location of the proposed development on lots 5 (20 Craftsman Road) and lot 6 (22 Craftsman Road). The property was purchased in 2006 by East Windsor Limited Partnership, who subdivided the parcel into 6 lots; that subdivision was approved conceptually by both the Wetlands Commission and the Planning and Zoning Commission. The application of the International Brotherhood of Electrical Workers (IBEW) is the first application of that subdivision. The proposal is for the construction of two buildings, a 10,000 square foot office building on lot 5, and an 18,000 square foot training facility on lot 6. Lot 5 is located on the curve of Craftsman Road as it exits onto Newberry Road; lot 6 is to the rear of lot 5 and continues out to Newberry Road. Namerick Brook crosses the site.

The parcel was previously delineated by Mike Granulati. The parcel was recently delineated again; that delineation is almost the same as Mr. Granulati's except for the

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delineation of the drainage ditch which ended short of the driveway before and today goes into the drainage pipe along Craftsman Road. Mr. Ussery referenced the site plan, noting the 150 foot regulated area is shown as the area within the orange line. They are proposing a driveway coming in off of Craftsman Road. The smaller building would be occupied by office staff Monday through Friday; the building would also contain a small classroom. The larger, 18,000 square foot building, would include larger classrooms, one of which would contain a high ceiling to allow installation of short poles for training. To the rear of the larger building higher poles will be set in the ground; Mr. Ussery noted there is a similar training facility in Tolland for Eversource. The IBEW will also be storing Southern Pine untreated poles at this location for replacement as needed.

Mr. Ussery then addressed the five areas of wetlands disturbance. He noted that utilities will be brought into the facility from Craftsman Road; crossing the roadside ditch will require 450 square feet of temporary disturbance. Mr. Ussery noted the construction of the driveway will cause 1200 square feet of disturbance, and a crossing which was previously considered a repair is now being considered a revision – there will be no disturbance to the streambed as a high structure is being used to allow animals and other species to cross the stream. Mr. Ussery noted two additional small areas of disturbance. He noted the total area of disturbance is approximately 4400 square feet, which is below the threshold for review by the Army Corp of Engineers.

Mr. Ussery noted the parcel was previously used for agriculture for many years. There will probably be additional development on lot 6 in the future. The driveway will provide access for tractor trailers to bring in the poles and bucket trucks used for training; the driveway will provide access to both parcels.

Mr. Ussery noted Town Engineer Norton had six comments listed under his original memo; Mr. Ussery feels all of those comments have been addressed. He also noted plan revision dates of 5/1/2018 which will require Town Engineer Norton to review the revised plans being submitted to this Commission this evening.

Mr. Ussery noted the Public Hearing notices were sent to abutting property owners as required.

Chairman Baker, noting this application is a Public Hearing, queried the audience for comments; no one requested to speak.

Commissioner Osborn questioned the amount of fill being brought in for the project? Mr. Ussery indicated he didn't know at this point. They will be bringing in gravel for the work area. Commissioner Osborn questioned the amount of top soil? Mr. Ussery indicated they would be removing 18 inches of topsoil and returning 18 inches. Mr. Ussery also noted the parcels to the south and east are zoned A-1/residential so the development will require a 100 foot buffer under the Planning and Zoning Application.

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Chairman Baker questioned if there was any kind of maintenance schedule for the farm/wetlands ditch between the buildings? Mr. Ussery referenced sheet 7, noting a narrative summarizing post-construction maintenance. Chairman Baker questioned the type of seeding being used? Mr. Ussery referenced sheet 7, noting the planned use of typical seeding. Chairman Baker questioned if the poles used in the training area will include transformers? Mr. Santalucia indicated the transformers are drained of oil before being brought to the site.

MOTION: To CLOSE THE PUBLIC HEARING on Application 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.

Talamini moved/Pippin seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous

MOTION: To APPROVE Application 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. Application approved with the following standard conditions:

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

REFERENCED PLANS:

The following plans were prepared by J. R. Russo and Associates, LLC, 1 Shoham Road, East Windsor, CT. 06088. Phone: 860-623-0569

Cover Sheet, Sheet 1 of 11, Prepared for I. B. E. W. Local Union No. 42, 20 – 22 Craftsman Road, East Windsor, CT., prepared 4/9/2018, latest revision 5/1/2018.

Existing Conditions Plan, Sheet 2 of 11, Prepared for I. B. E. W. Local Union No 42, 20 – 22 Craftsman Road, East Windsor, CT. prepared 4/9/2018, no revision.

Layout Plan, Sheet 3 of 11, Prepared for I. B. E. W. Local Union No 42, 20 – 22 Craftsman Road, East Windsor, CT. prepared 4/9/2018, no revision.

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Grading Plan, Sheet 4 of 11, Prepared for I. B. E. W. Local Union No 42, 20 – 22 Craftsman Road, East Windsor, CT. prepared 4/9/2018, revised 5/1/2018.

Storm Sewer Plan, Sheet 5 of 11, Prepared for I. B. E. W. Local Union No 42, 20 – 22 Craftsman Road, East Windsor, CT. prepared 4/9/2018, revised 5/1/2018.

Utility Plan, Sheet 6 of 11, Prepared for I. B. E. W. Local Union No 42, 20 – 22 Craftsman Road, East Windsor, CT. prepared 4/9/2018, no revision.

Erosion & Control Notes, Sheet 7 of 11, Prepared for I. B. E. W. Local Union No 42, 20 – 22 Craftsman Road, East Windsor, CT. prepared 4/9/2018, revised 5/1/2018.

Details, Sheet 8 of 11, Prepared for I. B. E. W. Local Union No 42, 20 – 22 Craftsman Road, East Windsor, CT. prepared 4/9/2018, no revision.

Details, Sheet 9 of 11, Prepared for I. B. E. W. Local Union No 42, 20 – 22 Craftsman Road, East Windsor, CT. prepared 4/9/2018, revised 5/1/2018.

Details, Sheet 10 of 11, Prepared for I. B. E. W. Local Union No 42, 20 – 22 Craftsman Road, East Windsor, CT. prepared 4/9/2018, no revision.

Details, Sheet 11 of 11, Prepared for I. B. E. W. Local Union No 42, 20 – 22 Craftsman Road, East Windsor, CT. prepared 4/9/2018, no revision.

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.

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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 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.

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**Pippin moved/Talamini seconded/DISCUSSION: None.
VOTE: In Favor: Unanimous**

CONTINUED PUBLIC HEARINGS: None.

NEW APPLICATIONS TO BE RECEIVED: 1) Application 04-2018/Stuart Brown, Jr.: 20 Margaret Drive, East Windsor. - Request to conduct regulated activities to clean up of old debris left from previous owner. Map 120, Block 77, Lot 000M015.

Wetlands Agent Tyksinski referenced the application, noting this was all that was submitted by Mr. Brown. There is a sketch on the back of the application but no identification as to its purpose. There has been no contact with Mr. Brown since this submission; there are no consequences for Mr. Brown as the fee has been waived.

MOTION: To REJECT WITHOUT PREJUDICE Application 04-2018/Stuart Brown, Jr.: 20 Margaret Drive, East Windsor. - Request to conduct regulated activities to clean up of old debris left from previous owner. Map 120, Block 77, Lot 000M015.; Application rejected due to lack of completeness.

**Pippin moved/Talamini seconded/
DISCUSSION: Sketch doesn't give Commission information as to what's being proposed.
VOTE: In Favor: Unanimous**

NEW APPLICATIONS TO BE RECEIVED: 2) Application 05-2018: Onyx Building & Remodeling, LLC: 98 Tromley Road: Request for permit for regulated activities to include construction of new home. Property owned by East Windsor Scout Hall Building Committee. Map 063, Block 20, Lot 036.

Commissioner Osborn read the description of this application.

Mr. Ron Masters appeared on behalf of the applicant; no one was present to represent the builder. It was noted that the wetlands have been flagged; a house had previously been located at this site.

Wetlands Agent Tyksinski noted a plan was received with the application but the wetlands report wasn't submitted; he would like to see the wetlands report. Wetlands Agent Tyksinski also noted that if you look at the plan there will be filling in the back. He noted they plan to install silt fence; he would also like to include the installation of hay bales prior to construction.

Chairman Baker suggested the plan hasn't been stamped. Wetlands Agent Tyksinski suggested the stamp is there, you just can't see it.

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Commissioner Pippin suggested the plan seems to indicate they propose a raised ranch dwelling, which would require use of footing drains; he would like to see information regarding the drainage.

MOTION: To DENY WITHOUT PREJUDICE Application 05-2018: Onyx Building & Remodeling, LLC: 98 Tromley Road: Request for permit for regulated activities to include construction of new home. Property owned by East Windsor Scout Hall Building Committee. Map 063, Block 20, Lot 036.

Pippin moved/Osborn seconded/

DISCUSSION: Application is incomplete due to lack of Wetlands Report.

VOTE: In Favor: Unanimous

NEW APPLICATIONS TO BE RECEIVED: 3) 06-2018 THOMAS L.

ANDERSON/Gutchess Lumber Co., Inc. – 144 Melrose Road. Request for Exempt activity – timber harvesting on 53 acre property owned by Debra A. Madden Irrevocable Trust. Nearest intersection is Grant Road. A-1 Zone; Map 128, Block 36, Lot 13:

Commissioner Osborn read the description of this application.

Wetlands Agent Tyksinski noted the applicant wants to do timber cutting on the parcel; he referenced the hand drawing of the proposed removal area. Wetlands Agent Tyksinski suggested he would like to harvest as close to the 150 foot upland area as possible.

Commissioner Pippin questioned if the applicant could use the old road heading south towards Holden's ? Wetlands Agent Tyksinski felt that was possible.

Wetlands Agent Tyksinski also noted he would like information regarding the applicant's plan for erosion control plans.

MOTION: To ACCEPT Application 06-2018 THOMAS L. ANDERSON/Gutchess Lumber Co., Inc. – 144 Melrose Road. Request for Exempt activity – timber harvesting on 53 acre property owned by Debra A. Madden Irrevocable Trust. Nearest intersection is Grant Road. A-1 Zone; Map 128, Block 36, Lot 13:

Osborn moved/Pippin seconded/DISCUSSION: None.

VOTE: In Favor: Unanimous

NEW APPLICATIONS TO BE RECEIVED: 4) 07-2018 MMCT Venture, LLC – 105 Prospect Hill Road. Request to conduct regulated activities in connection with its development of portions of a new commercial recreation facility/casino. Nearest

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intersection is Prospect Hill Road (Route 5) and Bridge Street (Route 140). B-1 Zone; Map 102, Block 14, Lot 001.

Commissioner Talamini read the description of this application.

Wetlands Agent Tyksinski noted the application was received yesterday afternoon; staff will be providing plans and support information to members shortly. Wetlands Agent Tyksinski indicated this application should be held as a Public Hearing due to the public's interest. Discussions with staff and representatives for MMCT have suggested the Commission consider holding a Special Meeting on Wednesday, May 30th at Scout Hall to accommodate a large public presence. Commissioner Pippin cited Scout Hall lacked the graphic capabilities of this meeting room; Chairman Baker indicated he wanted this Public Hearing to be videotaped. The Commission requested the Special Meeting be scheduled as a Public Hearing to be held at the Town Hall Meeting Room at 7:00 p.m. on Wednesday, May 30th.

MOTION: To ACCEPT Application 07-2018 MMCT Venture, LLC – 105 Prospect Hill Road. Request to conduct regulated activities in connection with its development of portions of a new commercial recreation facility/casino. Nearest intersection is Prospect Hill Road (Route 5) and Bridge Street (Route 140). B-1 Zone; Map 102, Block 14, Lot 001.and SET A PUBLIC HEARING for Wednesday, May 30, 2018 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

NEW BUSINESS: None.

OLD BUSINESS: None.

MISCELLANEOUS: None.

AGENT DECISIONS: None.

STATUS REPORTS: None.

VIOLATIONS: No discussion this evening.

CONFERENCES/SEMINARS/TRAINING: Nothing presented this evening.

CORRESPONDENCE: None.

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GENERAL BOARD DISCUSSION: 1) New Application Forms i. Short Form/Applications ii. Long Form:

Wetlands Agent Tyksinski reported he continues to work on revised wetlands applications.

GENERAL BOARD DISCUSSION:/iii. Fee Schedules:

Wetlands Agent Tyksinski reported he continues to work on comparative fee schedules.

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

No one requested to speak.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:58 p.m.

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

Respectfully submitted:

Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission