

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

Regular Meeting – July 11, 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: Regular Member Richard Osborn.

Guests: Kathy Pippin, Justin and Laetitia Barber, Ralph Winn, Jr., Jay Ussery of J. R. Russo & Associates.

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: None.

APPROVAL OF MINUTES/1) May 30, 2018 – Special Meeting:

MOTION: To APPROVE the Minutes of Special Meeting dated May 30, 2018 as presented.

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

APPROVAL OF MINUTES/2) June 6, 2018 – Regular Meeting:

MOTION: To APPROVE the Minutes of Regular meeting dated June 6, 2018, with clarification of line 78, Page 2: “.....Mr. Von Hollander reported they don’t plan to do any work **outside** the wetlands;.....”

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

PUBLIC HEARINGS: None.

CONTINUED PUBLIC HEARINGS: None.

NEW APPLICATIONS TO BE RECEIVED(1) #09-2018 WSG, LLC – 140 Wapping Road. Request to conduct regulated activities in upland review area – Earth Excavation. Nearest intersection is Morris Road. Map 017, Block 65, Lot 008-034.

Wetlands Agent Tyksinski reported the Applicant is planning to do earth excavation in the upland review area. There are two parcels which total 48 acres; only 0.8 acres of wetlands will be disturbed. Wetlands Agent Tyksinski reported the Application is complete.

Chairman Baker and Commissioner Pippin requested copies of large scale plans.

MOTION: To ACCEPT Application #09-2018 WSG, LLC – 140 Wapping Road. Request to conduct regulated activities in upland review area – Earth Excavation. Nearest intersection is Morris Road. Map 017, Block 65, Lot 008-034.

Pippin moved/Talamini seconded/DISCUSSION: None.

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

NEW APPLICATIONS TO BE RECEIVED(2) #10-2018 Justin Barber – 310 North Road. Request to conduct regulated activities in upland review area to construct new home. Nearest intersection 1000 feet from Harrington Road. Map 117, Block 29, Lot 009.

Wetlands Agent Tyksinski reported Mr. Barber is looking to construct a new home in the upland review area; there is no direct impact in the wetlands. Wetlands Agent Tyksinski reported the Application is complete.

Mr. Barber joined the Board, and introduced his wife. Mr. Barber reported when he purchased the property the GIS mapping showed no wetlands. He began clearing the trees, and hired a soil scientist. As a result of the wetlands inspection Mr. Barber has pushed the location of the house further back from the wetlands boundary.

Mr. Barber reported he is building a modular home, which has arrived on the site. The home can be constructed within a couple of days after pouring of the foundation. Mr.

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Barber reported he and his family are temporarily renting another property; he would like to begin construction as quickly as possible. He questioned if there was a way to get a variance to allow construction to begin immediately?

Chairman Baker noted the proposed location of the home is within the upland review area. The Commission can accept the application this evening but can't act on the application the same evening. Options are calling a Special Meeting, or authorize Wetlands Agent Tyksinski to approve the construction as an Agent Decision. Wetlands Agent Tyksinski suggested his preference would be the Agent Decision approval, as timing is short for a Special Meeting. Chairman Baker noted Mr. Barber is also connecting to the sewer in North Road; Mr. Barber indicated the connection needs to be installed prior to paving of North Road, which was to begin this month.

MOTION: To ACCEPT Application #10-2018 Justin Barber – 310 North Road. Request to conduct regulated activities in upland review area to construct new home. Nearest intersection 1000 feet from Harrington Road. Map 117, Block 29, Lot 009, AND, AUTHORIZE Wetlands Agent Tyksinski to APPROVE AS AN AGENT DECISION.

Pippin moved/Talamini seconded/DISCUSSION: None.

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

NEW BUSINESS/1) #08-2018 Ralph H. Winn, Jr. – 211 Scantic Road: Request to conduct regulated activities to construct single family home and barn. Parcel contains 22.3 total acres. Property located south of intersection of Stoughton Road and Scantic Road. Map 34, Block 34, Lot 22A.

Mr. Jay Ussery, of J. R. Russo & Associates, LLC joined the Board. Available in the audience was Ralph Winn, Jr.

Mr. Ussery reported this is an application to conduct activities in a regulated area at 211 Scantic Road. This is a parcel owned by Mr. Winn and his father since 1988; Mr. Winn built his home on the parcel in 1991. Mr. Ussery indicated the parcel was subdivided at that time, but the second lot was never built on. They are looking to reconfigure the lot line to enable construction of a second single family home and barn. Mr. Ussery noted there is an area of wetlands on the parcel which winds down around the Scantic River. The farm access road would be widened to provide access to this second dwelling, which would be served by a septic system, and a well. Mr. Ussery provided a copy of the North Central Health Department approval for the application file. The home would be constructed approximately 100 feet from the wetlands. Mr. Ussery reported there would be no wetlands disturbance as a result of this construction; the second lot is currently pasture land which is wooded and eventually slopes down to the river. The home would be constructed on the top of the knoll.

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MOTION: To APPROVE Application #08-2018 Ralph H. Winn, Jr. – 211 Scantic Road: Request to conduct regulated activities to construct single family home and barn. Parcel contains 22.3 total acres. Property located south of intersection of Stoughton Road and Scantic Road. Map 34, Block 34, Lot 22A, with the 14 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:

- Lot Line Reconfiguration Plan prepared for Ralph H. Winn, Jr., by J. R. Russo & Associates, LLC., 1 Shoham Road, East Windsor, CT., dated January 30, 2018. Sheet 1 of 3.
- Septic System Plan prepared for Ralph H. Winn, Jr., by J. R. Russo & Associates, LLC., 1 Shoham Road, East Windsor, CT., dated January 30, 2018. Sheet 2 of 3.
- Erosion & Sediment Control Notes & Details prepared for Ralph H. Winn, Jr., by J. R. Russo & Associates, LLC., 1 Shoham Road, East Windsor, CT., dated January 30, 2018. Sheet 3 of 3.

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, hay bales, 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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Talamini moved/Osborn seconded/DISCUSSION: None.
VOTE: In Favor: Unanimous (Baker/Osborn/Pippin/Sawka/Talamini)

OLD BUSINESS: None.

MISCELLANEOUS: None.

AGENT DECISIONS: None.

STATUS REPORTS/1) Vernal Pool Monitoring Results- Follow up/independent review - Vicinity of Permitted Activities at Newberry Village, Winkler & Newberry Road, East Windsor, CT

Wetlands Agent Tyksinski reported the Vernal Pool Monitoring Report was submitted at the previous Commission Meeting; he considered the report light on information. The Commission had requested that he review the files to see what was requested for information. Wetlands Agent Tyksinski suggested he believed the original concern was that during the initial approval an independent consultant should submit a report by May 15th.

Chairman Baker requested a hard copy of the current Vernal Pool Monitoring Report.

VIOLATIONS: No discussion this evening.

CONFERENCES/SEMINARS/TRAINING: Nothing presented this evening.

CORRESPONDENCE: None.

GENERAL BOARD DISCUSSION:

Commissioner Pippin felt the Commission should consider a way to thank Town Planner Whitten for her assistance while employed by East Windsor; he reported she will be leaving for a position in Enfield by the end of the month.

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

Kathy Pippin: cited concern as the Town has now lost 7 employees.

ADJOURNMENT:

MOTION: To ADJOURN this Meeting at 7:24 p.m.

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

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Respectfully submitted:

Peg Hoffman, Recording Secretary, Inland Wetlands and Watercourse Commission