East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
February 16, 2021

1. Call to Order

The Regular Meeting of the East Haddam Inland Wetlands and Watercourse Commission was called to order by Chairman Dill at 7:30 PM at the Municipal Office Complex.

2. Attendance

Members Present: Randolph Dill (chairman), Jennifer Burton-Reeve, Daniel Jahne, Bryan Goff, and Mary Augustiny (arrived at 7:32 pm)
Members Absent: none
Also Present: James Ventres (Land Use Administrator), Stephen Longobardi (departed at 7:54 pm)

3. Minutes

A motion was made by Mr. Goff to accept the minutes from the January 19, 2021 meeting as submitted. The motion was seconded by Mr. Jahne and unanimously approved.

4. Bills

No bills

5. Field Inspection Report

At a field walk held on February 14, 2021 at 9:00 am, the commission visited 200 EH Colchester Turnpike. The field walk was attended by Mr. Dill, Ms. Augustiny, Ms. Burton-Reeve, Mr. Jahne and Mr. Ventres.

6. Sub-Division Review

a. **New - #W21-01 - 25 Falls Road, Garrett Homes (Applicant), Goodspeed Realty (Owner), 2 Lot Sub-division. Assessor's Map 65, Lot 47.**

Mr. Ventres provided a sub-division plan. It is a proposal to remove 3 1.45 acres from the existing 15 acre Grist Mill Plaza parcel. There are all 3 building being razed with a new building being built. They do need to go before sub-division review. From a wetlands perspective, there is no upland review activity. The activity is over 400 feet away from the Moodus River. There is no great slope to the property or issues. Mr. Dill suggested a field walk to ensure the site meets the wetlands regulations.

Two of 3 septics will be eliminated and a new well will be put in. Under landscaping storm water management will be put in place prior to tying into the existing storm water system. The electricity will be buried underground. The decision is to not renovate but build a new building. A lawn will be installed as well. There are plantings and fencing to the side.

Motion by Mr. Dill to schedule a field walk for the application #W21-01 - 25 Falls Road, Garrett Homes (Applicant), Goodspeed Realty (Owner), 2 Lot Sub-division. Assessor's Map 65, Lot 47. Second by Mr. Goff and unanimously approved.

7. **Wetlands Permit Review**

   a. **Continued - #W20-18 – 200 EH Colchester Turnpike (Bashan Lake), Stephen & Cindyann Longobardi, construct an addition in the upland review area. Assessor's Map 57, Lot 118.**

Mr. Longobardi reviewed the plan to construct an addition on an existing structure. The corner of the new structure impedes the side boundary regulations by 4 feet. Mr. Dill asked Mr. Longobardi to discuss the water coming off the roof now that the building is bigger. Mr. Longobardi noted that a gravel basin can be installed. Regarding where the new roof abuts to the old roof, the water needs to be addressed to ensure it does not cause erosion. Stone treatment under the deck will address the water.
Mr. Dill noted that building the future patio requires additional review by the IWWC.
The foundation will be piers, drilled into the ledge for anchors. There is no earth that needs to be moved. The existing fieldstone fireplace will not be touched. The machinery to do the work will be his small tractor, and the rest of the work will be hand done.
Mr. Ventres will discuss with Mr. Longobardi the erosion control mechanisms after demolition but prior to the new build. All demolition will be removed from the site.

Motion by Ms. Burton-Reeve to approve application #W20-18 – 200 EH Colchester Turnpike (Bashan Lake), Stephen & Cindyann Longobardi, construct an addition in the upland review area, with the stipulation that any new patio installed in front requires IWWC review and review with the Land Use Officer for erosion control after demolition but prior to building, in accordance to the plans dated 9 December 2020. Assessor's Map 57, Lot 118. Second by Mr. Goff and unanimously approved.

8. IWWC Enforcement Officer's Report

Mr. Ventres outlined that Connecticut Land Use Law for Municipal Land Use Agencies, Boards and Commissions on March 6. If any commissioners are interested, Mr. Ventres will get them registered.
Mr. Dill noted that the Conservation Commission liaison emailed him to ask if there is any flexibility to meeting on Sunday mornings. Daylight savings time and the subsequent additional daylight shifts the ability to hold field walks during the week.

9. Adjournment

A motion was made by Ms. Burton-Reeve to adjourn the meeting at 7:57pm. The motion was seconded by Mr. Goff and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary