East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
March 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), Mary Augustiny, Daniel Jahne, Jennifer Burton-Reeve
Members Absent: Bryan Goff
Also Present: James Ventres (Land Use Administrator), Matthew Bruton

3. Approval of Minutes

A motion was made by Ms. Augustiny to accept the minutes from the February 16, 2021 meeting as submitted. The motion was seconded by Mr. Jahne and unanimously approved.

4. Bills

Three bills were provided by Nathan L. Jacobsen Associates for October, November, December and January for review for Getaway for IWWC review:

1) $3104.08
2) $331.99
3) $3024.64

Getaway will reimburse the IWWC for these bills; they have already reimbursed for several and have one more that is being processed.

A motion was made by Chairman Dill to pay bills as enumerated. The motion was seconded by Ms. Burton-Reeve and unanimously approved.

5. Field Inspection Report

At a field walk held on March 7, 2021 at 9:00 am, the commission visited 25 Falls Road and 23 Petticoat Lane. The field walk was attended by Chairman Dill, Ms. Augustiny, Mr. Jahne and Mr. Ventres.

6. Sub-Division Review

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

   Mr. Dill noted that all the drainage goes downhill and asked Mr. Ventres to refresh the members as to the drainage system currently in place. There is a vortex drainage unit in place that is cleaned annually and it is working as designed as there are no sediment in the Moodus River. Mr. Dill asked if Mr. Ventres receives an annual report, which the Land Use Office does not currently. Mr. Ventres can request that at the P&Z meeting.

   Mr. Jahne noted that with a new building there could be more sand going into the system. Mr. Bruton, a member of the engineering firm of BL Companies hired by the applicant, noted that they will be providing a wastewater maintenance report which includes the drainage system. He noted that after construction, his firm recommends cleaning more frequently as the site settles.

   Currently there is only one owner of this property, and upon the sub-division split happening, there will be two separate owners. Mr. Dill asked for clarification on how the maintenance will be handled between the two separate owners. Mr. Ventres indicated he had informed the applicant that the maintenance plan, addressing the shared maintenance, must be in place prior to submission to Planning and Zoning.

   Part of the application includes things like the following: landscaping, lighting plans, proper parking, handicap access, storm water management, etc.

   Mr. Ventres noted that related to the well, if a facility that serves 25 people 60 days or more per year, the State must get involved. The septic system in place will be used.

   Ms. Augustiny asked if there is a unified plan for this complex. Mr. Ventres noted that the only item on the docket at this point is just the current plan for the demolition of 3 buildings and the construction of a new one, with the land being sub-divided off.

   Motion by Mr. Dill to send a letter to Planning and Zoning that the application meets the wetlands criteria as it is far enough away from any wetland but asked the Planning and Zoning Commission to take a close look at the drainage and consider receiving annual reports for drainage cleaning work 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. Augustiny and unanimously approved.

7. Wetlands Permit Review

   a. **New - #W21-02 – Geoffrey Road, East Haddam Fish & Game, maintenance of existing ponds and structures. Assessor's Map 70, Lot 01.**

Mr. Ventres reviewed the packet of information. There are several massive blowouts recently on Ackley Road and the East Haddam Fish and Game would like to clean out the sand and dirt at specific sites. Mr. Dill would like to walk the whole thing to see where the sites are.

Motion by Mr. Dill to schedule a field walk and continue to the next meeting the application #W21-02 – Geoffrey Road, East Haddam Fish & Game, maintenance of existing ponds and structures. Assessor's Map 70, Lot 01. Second by Ms. Burton-Reeve and unanimously approved.

b. **New - #W21-03 – 23 Petticoat Lane, Christopher Staehly (Yankee Cider Barn), construct a gazebo in the upland review area. Assessor's Map 28, Lot 01.**

Mr. Ventres provided an overview of the application. This is connected to the wine tasting. The pond is not a vernal pool, but Mr. Ventres is monitoring it to determine. If this is a vernal pool, then the applicant will need to plant low plantings along the path to keep people out of it. Ms. Augustiny noted the invasive plants need to be replaced with native plants.

Motion by Ms. Augustiny to continue to the next meeting the application #W21-03 – 23 Petticoat Lane, Christopher Staehly (Yankee Cider Barn), construct a gazebo in the upland review area. Assessor's Map 28, Lot 01. Second by Ms. Burton-Reeve. and unanimously approved.

c. **New - #W21-04 – 73 Clark Gates Road (Middle School), East Haddam Board of Education/Middle school property, wetlands crossings for a trail system. Assessor's Map 73, Lot 59.**

Mr. Ventres provided an outline of the application to build additional trails for outdoor use. There are three places that the trail would cross a stream, Buell Brook, and require IWWC approval. One of the teachers brought this to the Board of Education, who approved it, but the teacher and her husband are in charge of laying it out, getting approvals and doing the fund-raising to get the trail in place.
Mr. Dill would like to see the topography lines on the map as well.
Some of Mr. Dill's concerns are that the bicycle trails will require quite a bit of management to protect it from other non-approved activities. There are also trails for hiking which are less curvy in nature. Signs will also need to be posted.

Motion by Mr. Dill to schedule a field walk and continue to the next meeting the application #W21-04 – 73 Clark Gates Road (Middle School), East Haddam Board of Education/Middle school property, wetlands crossings for a trail system. Assessor's Map 73, Lot 59. Second by Mr. Jahne and unanimously approved.

d. **New - #W21-05 – 20 Bailey Road (Bashan Lake), Scott Jezek (agent), Andrew Bordick & Nancy Bordick Cika (owners), replace and enlarge existing dock. Assessor's Map 57, Lot 38.**

Mr. Ventres noted that this is a replacement and enlargement of an existing dock. Upon the field walk, the dock will need to be noted on the map where it will be located. Mr. Ventres indicated to the applicant that there is information needed on the dock material, the type of boat that will be docked there, and other information.

Motion by Mr. Dill to schedule a field walk and continue to the next meeting the application #W21-05 – 20 Bailey Road (Bashan Lake), Scott Jezek (agent), Andrew Bordick & Nancy Bordick Cika (owners), replace and enlarge existing dock. Assessor's Map 57, Lot 38. Second by Ms. Burton-Reeve and unanimously approved.

8. IWWC Enforcement Officer's Report

Mr. Ventres asked when the field walk should be scheduled, as there are number of properties to review. The Fish and Game and Clark Gates Road properties will take some time. The field walk will be scheduled for Sunday, April 11, at 9am, with a rain date of April 18.

9. Adjournment

A motion was made by Mr. Dill to adjourn the meeting at 8:17pm. The motion was seconded by Mr. Jahne and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary