East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
May 18, 2021

1. Call to Order

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

2. Attendance

Members Present: Randolph Dill (chairman), Mary Augustiny, Bryan Goff, Daniel Jahne, and Jennifer Burton-Reeve.

Members Absent: none

Others Present: James Ventres (Land Use Administrator), Scott Jezek, Jason Rogers, Thom Delventhal (Conservation Commission representative), Andrew Bordick, Jeffrey Bender, Judi Bender, and Nicole Herold.

3. Approval of Minutes

A motion was made by Mr. Jahne to accept the minutes from the April 20, 2021 meeting as submitted. The motion was seconded by Mr. Goff and unanimously approved.

4. Bills

No bills.

5. Membership

Mr. Ventres noted that Mr. Goff, Ms. Augustiny, and Mr. Jahne are up for reappointment for 2 year terms.

A motion was made by Mr. Dill to recommend the reappointment of the above three committee members to the Board of Selectmen. The motion was seconded by Ms. Burton-Reeve and unanimously approved.

6. Field Inspection Report

At a field walk held on May 10, 2021, the commission visited 20 Bailey Road (Bashan Lake), 6 Forest Way (Lake Hayward), 33 Whitewood Road, and the fire pond on the corner of Falls Road and Great

Hillwood Road. The field walk was attended by Mr. Dill, Ms. Augustiny, Ms. Burton-Reeve, Mr. Jahne and Mr. Ventres.

7. Wetlands Permit Review

a. **Continued - #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. Jezek, who represents Mr. Bordick and Ms. Bordick Cika, attended to answer any residual questions the commission has on the application.

Mr. Dill outlined that at the first meeting there was discussion related to the dock configuration. The first plan had a somewhat awkward dock layout. The new plan submitted will reach out 16' into the water and is now a more conventional layout. It is designed to hold 2 boats and is smaller than the previous dock design. It will be shaded and obscured from the northern neighbor. It will also be removed during the winter. The remnants of the prior dock are still in existence and will be removed.

Mr. Dill noted that the dock will be centered between the boundary lines, per the plans. He asked for clarity on what other work will be done; Mr. Bordick noted there is no other work planned and there are no plans to touch the existing landscape.

Mr. Dill confirmed that as it is a composite deck, there should be no maintenance.

A motion was made by Ms. Burton-Reeve to approve 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. The application was approved with the condition that all construction will be completed using the plans presented that are dated May 18, 2021. The motion was seconded by Mr. Goff and unanimously approved.

b. **Continued - #W21-06 – 6 Forest Way (Lake Hayward), Jeffrey & Judi Bender, construct an addition in the upland review area. Assessor's Map 80, Lot 338.**

Mr. Dill asked for either Mr. or Mrs. Bender to outline what is being done with this project.

Mr. Bender outlined the plan is to add another bathroom and create another bedroom to replace the existing bedroom that will be used to create the additional bathroom. The house is from the 1930s and is close to the water. There is about 19' between the water and the new addition.

Mr. Dill noted that given how close the house is to the water and given the slope, there needs to be more detail related to handling run off and handling the erosion. In addition, the removal of trees will also add to the erosion concern.

Mr. Rogers, the builder, noted that there will be a crushed stone drain installed to handle the additional run off from the new addition's roof. Mr. Dill asked if there is a way to address the water coming off the driveway to reduce the run off there as well. The focus is to add a bed of crushed stone and add plantings down the hill to address the erosion. Mr. Dill asked for these to be addressed on the final plan.

Mr. Ventres noted that adding a storm water swale is a good way to address the driveway run off. In addition, an erosion control detail needs to be added as well, like hay bales. Mr. Ventres indicated that staking in hay bales versus installing erosion fencing limits additional disturbances to the area.

Mr. Bender noted that the focus is to keep the shoreline as natural as possible.

Mr. Goff noted that the plan needs to specifically outline that this house is currently a 4 bedroom house and is going to remain a 4 bedroom house after the addition is added. Mr. Ventres noted that the application needs to be reviewed by Chatham Health District and Planning and Zoning as well.

Mr. Rogers confirmed the dirt dug out to install the new foundation will be moved to an off-site location and will be trucked back in after the addition is complete.

Ms. Augustiny asked for a very extensive planting plan to be put in place prior to the next meeting.

A motion was made by Mr. Goff to continue application #W21-06 – 6 Forest Way (Lake Hayward), Jeffrey & Judi Bender, construct an addition in the upland review area. Assessor's Map 80, Lot 338. The motion was seconded by Ms. Burton-Reeve and unanimously approved.

c. **Continued - #W21-07 – 33 Whitewood Road, Christopher & Nicole Herold, construct a detached garage with an accessory apartment in the upland review area. Assessor's Map 40, Lot 13.**

Ms. Herold provided an overview of the project, which is to add a 3-bay garage with a micro apartment to provide her relatives a separate space to spend time in upon visiting. Solar is also being placed on the new building. Chatham Health District is engaged to review adding this new accessory apartment to the existing septic system. Mr. Ventres noted the approval of this application is outstanding, but he expects it will be approved as he has not seen any precedent to deny these types of applications.

The wetlands area to the west is downhill from the structure. The closest wetland is to the northwest, about 75'.

A motion was made by Ms. Burton-Reeve to approve application #W21-07 – 33 Whitewood Road, Christopher & Nicole Herold, construct a detached garage with an accessory apartment in the upland review area. Assessor's Map 40, Lot 13. The application was approved with the following conditions: 1. All conditions of the Chatham Health District shall be met. 2. All construction will be done according to the plans dated May 18, 2021. The motion was second by Mr. Goff and unanimously approved.

d. **Continued - #W21-08 – Corner of Falls Road & Great Hillwood, cleaning of existing fire pond.**

Mr. Ventres asked the commission to continue the application to the next meeting so that Public Works can follow up on the next steps outlined prior to this meeting.

A motion was made by Mr. Goff to continue application #W21-08 – Corner of Falls Road & Great Hillwood, cleaning of existing fire pond. The motion was seconded by Ms. Burton-Reeve and unanimously approved.

e. **New - #W21-09 – 58 O'Connell Road, Cynthia Chotkowski, construct an agricultural building in the upland review area. Map 86, Lot 18.**

Mr. Ventres outlined that the plan has the original 1986 A2 As-Built drawing with the intermittent stream drawn on it and the fence lines. There was also a GIS photo for review.

Mr. Ventres noted that clearing has already been done, and he has outlined to the homeowner that erosion control must be put in place. He indicated a field walk is needed.

Mr. Dill asked if the applicants are going to provide a plan. Mr. Ventres noted that upon a field walk, the need for a plan will be determined.

The application also needs to go through the Zoning Board of Appeals as the suggested barn is very close to the property lines.

Mr. Dill asked that a plan be created with distances outlined on them including the approximate distance to the intermittent stream.

The proposed barn is for miniature horses, and the lot is 2.8 acres.

A motion was made by Mr. Dill to continue application #W21-09 – 58 O'Connell Road, Cynthia Chotkowski, construct an agricultural building in the upland review area. Map 86, Lot 18 and to schedule a field walk for June 7, 2021. The motion was seconded by Mr. Goff and unanimously approved.

f. **New - #W21-10 – Wigwam Road, cleaning of existing fire pond.**

Mr. Ventres asked that this application also be continued to allow Public Works to address all the outlined next steps as discussed in the fire pond application noted above.

A motion was made by Mr. Dill to continue application #W21-10 – Wigwam Road, cleaning of existing fire pond and to schedule a field walk for June 7, 2021. The motion was seconded by Mr. Goff and unanimously approved.

8. IWWC Enforcement Officer's Report

Mr. Ventres noted that Getaway work is underway with tree work and construction. The electrical and water materials are starting to be delivered to the site. The buildings are being moved, and some are being moved from one side of the road to another (to the former Klar Krest resort). The buildings will go around the pool across the road and therefore do not need to be reviewed by IWWC. The old kitchen/dining hall is being converted. The metal building is being removed. The double erosion control is now in place. The vernal pool is full of water and has wood ducks in it. No crossings have been done. The trees are being harvested first.

Mr. Ventres received a phone call about the Salmon River boat launch from a concerned citizen. There is a property owner nearby who has constructed a structure in a flood plain which requires a wetlands permit. There is also the issue that the owner is parking on the state launch area. Mr. Ventres noted that given the construction in a flood plain, he informed the owner that he needs to submit an IWWC application related to the work he has completed in a flood plain.

9. Adjournment

A motion was made by Mr. Goff to adjourn the meeting at 8:18pm. The motion was seconded by Ms. Burton-Reeve and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary