East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
April 20, 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, Daniel Jahne, Bryan Goff, Jennifer Burton-Reeve
Members Absent:
Also Present: James Ventres (Land Use Administrator), Brad Thody, Shaleen Thody, Kim Bradley, Andrew Bordick, Scott Jezek.

3. Approval of Minutes

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

4. Bills

No bills.

5. Field Inspection Report

At a field walk held on April 11, 2021 at 9:00 am, the commission visited 73 Clark Gates Road (Middle School), Wigwam Road (corner of Wigwam Road and Plains Road/Town Street) and 20 Bailey Road. The field walk was attended by Mr. Dill, Ms. Augustiny, Ms. Burton-Reeve and Mr. Ventres.

6. Wetlands Permit Review

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

Mr. Ventres received an email from the East Haddam Fish & Game withdrawing the application at this time. The application will be re-submitted in June or July when the water is lower.

Motion by Ms. Augustiny to accept the withdrawal of the application #W21-02 – Geoffrey Road, East Haddam Fish & Game, maintenance of existing ponds and structures, and the fee will be applied to the re-submission of the application. Assessor's Map 70, Lot 01. Second by Mr. Jahne and unanimously approved.

a. **Continued - #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 checked the pond and could not find any frog or salamander egg masses, as of last week. As the Staehly's were not in attendance at the meeting, Mr. Ventres provided an update. Mr. Ventres discussed a barrier with the Staehlys; they talked about adding a split rail fence as a more permanent structure to protect the wetlands on the north side of the walkway and west side of the pond. Mr. Ventres will advise the Staehlys what are invasive plants to provide clarity to them on what needs to be removed.

Motion by Ms. Burton-Reeve to approve the application #W21-03 – 23 Petticoat Lane, Christopher Staehly (Yankee Cider Barn), construct a gazebo in the upland review area,with the stipulation that the fence be installed and invasives be removed, as outlined in the plan dated 4/20/2021. Assessor's Map 28, Lot 01. Second by Mr. Goff, and unanimously approved.

b. **Continued - #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. and Mrs. Thody joined the meeting to speak to the project. Ms. Thody provided an update on the existing trail that has been in existence for the past 6 years, which include several expansions. This new plan is to get from the school to Trowbridge Road and the focus was to remain outside of the wetlands. There are 3 crossings over the main brook and a couple of smaller areas that may take planks to cross. The existing trails are for cross country, science classes, the Environmental Club and most recently for students mask breaks.

Ms. Bradley joined the planning due to her connection to the Eightmile River Wild and Scenic Watershed and is a North East Mountain Biking Association (NEMBA) representative. She has worked with the Thodys to plan for minimal wetland crossing. She provided explanations as to the switchbacks and also discussed the erosion impact reduction focus.

Ms. Thody noted that in six years of working with this trail, she has only experienced ATV activity recently. Mr. Dill asked for clarification on the ATV and dirt bike encroachment. Ms. Bradley talked about putting up barriers of entry and signs prohibiting motorized vehicles, as well as the importance of having other recreational users regularly on the trail actively to

reduce that type of activity. Mr. Dill also suggested having a trail camera put up to monitor motorized vehicle activity.

Ms. Thody noted the high school has a 3D printer and have agreed to make signs regarding the motorized vehicle prohibition.

Mr. Thody stated that there is a crew through NEMBA who carries the insurance riders, and that crew will be used to create the trails. The focus is for the trails to be as least invasive as possible, and the goal is to remove as few or no trees as possible.

Mr. Thody noted that on the northern most end of the trail (#1 on the map), there is no excavation needed. There used to be a bridge there in the past. On the property, there is quite a bit of standing dead cedar and the plan is to use that cedar for the crossings. The planking will be from locally harvested and milled white oak. It is similar to cedar in its rot resistance. No staining or treatment of the wood will be done.

Mr. Thody stated that there is a straight line trail being installed as a safety route in case a student is injured and needs to be carried out.

Ms. Augustiny noted that the stream is a native brook trout stream and needs to be protected. Ms. Bradley noted that the habitat is very special and concurred that it must be protected.

Mr. Thody said that the timing for the work is to start right away but the project will be completed in stages. The stream crossings are weather-contingent projects.

Motion by Ms. Augustiny to approve the application #W21-04 – 73 Clark Gates Road (Middle School), East Haddam Board of Education/Middle school property, wetlands crossings for a trail system, as designated on the Middle School Trail Plan 2021, 4/20/2021, with the conditions that if there is very wet weather, there will not be work near the trout stream. Assessor's Map 73, Lot 59. Second by Ms. Burton-Reeve, and unanimously approved.

c. **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. Bordick provided an overview of the work they would like to do. The boat is a 21' boat with a swim platform on the back.

Mr. Dill noted that this is an odd deck configuration. Mr. Bordick provided some background as to why the plan was constructed this way. The boat is an inboard, so steering it is a bit hard. The planned deck configuration will make the boat easier to dock. There are also rocks

on one side. The draw is about 28" for the boat. At the end of the dock the water is about 6' with the lake full.

Mr. Jezek noted that at the time of the field walk the lake is about 8 to 10" from being at full depth.

Discussion ensued related to different ways to configure the dock and why the plan was created. The configuration is such to allow Mr. Bordick the ability to dock the boat using the boat's natural tendency easily, versus having to go past the property line and further up into the cove to get into the dock.

The old dock was 168 square feet and the new dock measurements are 286 square feet. The dock does not float but will be removed in the winter to eliminate ice damage.

Mr. Dill would like Mr. Bordick to provide more clarity on how far out into the lake the dock is and asked for a measurement from the furthest point of the dock to the shoreline. Mr. Ventres will provide an aerial view. Ms. Augustiny noted that it would be helpful for the point in the lake to be marked with a buoy to show where the dock will extend to.

Mr. Goff asked Mr. Bordick to include on a drawing an outline of what the docking procedure would look like with the current configuration.

Mr. Bordick noted that the alders and brush on the shore are not being touched.

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

d. **New - #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. Ventres provided the diagram and provided an overview of the project. Given the desire to add bedrooms, the design had to be placed closer to the lake. This is a seasonal dwelling.

Motion by Mr. Dill to continue the application and schedule a field walk for the 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. Second by Ms. Burton-Reeve and unanimously approved.

e. **New - #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.**

Mr. Ventres provided an update on the project and noted a field walk is needed.

Motion by Ms. Augustiny to continue the application and schedule a field walk for 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. Second by Mr. Goff and unanimously approved.

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

Mr. Ventres received a request from Don Angersola, East Haddam Fire Marshall, for a list of the fire ponds. The fire pond at the corner of Falls Road and Great Hillwood is in need of cleaning. Mr. Angersola noted that fire pond maintenance has not been a priority and now needs to be reinitiated given some recent experiences with getting to water.

Motion by Mr. Dill to continue the application #W21-08 – Corner of Falls Road & Great Hillwood, cleaning of existing fire pond. Second by Ms. Burton-Reeve and unanimously approved.

7. IWWC Enforcement Officer's Report

Mr. Ventres noted that the zoning, zoning board of appeals variances and other inquires has increased significantly. Mr. Ventres noted that he has been receiving 2 to 3 calls a week about converting seasonal cottages to year-round usage. He noted the best town regulations he has seen require people to meet the Public Health Code, receive sign off from a licensed engineer that the structure is suitable for habitation and the site has to meet the FEMA flood plain regulations to convert to year-round structures.

The site walks are now converted from weekends to Mondays now that the clocks were changed. Mr. Ventres will try to schedule site walks two Mondays prior to the IWWC meeting so that there is a rain date.

8. Adjournment

A motion was made by Mr. Goff to adjourn the meeting at 8:35pm. The motion was seconded by Mr. Jahne and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary