East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
September 21, 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, Jennifer Burton-Reeve
Members Absent:
Also Present: James Ventres (Land Use Administrator), William Mascolo, Janet Whaley, Tom Sawyer, Chris Bell, P.E., Thomas Deventhal, Conservation Commission Representative.

3. Approval of Minutes

A motion was made by Mr. Bryan Goff to accept the minutes from the July 20, 2021, meeting as submitted. The motion was seconded by Ms. Mary Augustiny and unanimously approved.

4. Bills

The members reviewed bills from, Nathan L. Jacobson & Associates in the amount of $722.87 and East Haddam News in the amount of $36.00.

A motion was made by Ms. Burton-Reeve to pay the bill presented. The motion was seconded by Mr. Goff and unanimously approved.

5. Field Inspection Report

A field walk was conducted on September 13, 2021, for applications, #W-21-14, 41 Main Street & #W21-13, 48 Blue Heron Lane. Jim Ventres along with commission members Randolph Dill, Mary Augustiny and Daniel Jahne attended.

6. Wetlands Permit Review

A. New - #W21-11 – Rae Palmer Road, Greg McKenna (applicant), RXINVO LLC property owner), construct a commercial building in the upland review area. Map 65, Lots 163,164,165, 169, & 170.

Mr. McKenna's representative, Mr. Chris Bell, P.E., reviewed the plans for constructing a new commercial building on Rae Palmer Road. He noted that this was the Machimoodus development that was approved in 1995, but never built. Almost all the work proposed work is outside of the upland review area. The only work in the upland review area proposed, will be on the outlet

structure and the water quality control structures. The pond will contain seven times the area required to provide water quality renovation. The storm water will be well directed through catch basins, and oil water separator, a level spreader, then a rip rap channel. Mr. Bell informed the commission that the rip rap stone will provide aeration and filtration before entering the pond. The outlet will also act as flood control for downstream properties.

There were a number of questions that had been asked and were reviewed in depth to provide information on the project. The Health District notified Mr. Bell that a community well must be installed, and that will require two (2) wells. Mr. Ventres noted that there may only be a requirement to have one (1) well based on level of use. Smaller commercial venues typically only need one (1) well.

The outlet structure is right at the edge of the property line. The property owner will conduct annual inspections to ensure that it is not clogged. The expense will be cleaning out the separator to pump the sediment and any oil out. The proposed septic system is by the road and is outside of the upland review. This is the first time that the IWWC has seen the plan, although a field walk has been conducted. Mr. Dill asked for clarity on the map as to what has been actually cleared on the physical site. Mr. Bell explained that the whole property was resurveyed. There is no work planned to be done around the pond, other than the ability to see the pond. The pond area is not proposed to be disturbed at all. Mr. Dill was informed that if Mr. McKenna wants to do any plantings or clearing around the pond, he would need to come back to the IWWC for review prior to any work.

Mr. Dill noted the access to the outlet grate and any other access needed to address the minor mowing needs must be added to the plan. The pond is about 2 feet deep, with a 10-year storm would be around 3 feet. It is not a feasible water source for the fire department.

Motion by Mr. Goff to approve the application New - #W21-11 – Rae Palmer Road, Greg McKenna (applicant), RXINVO LLC property owner), construct a commercial building in the upland review area, based upon comments from Brian Curtis on September 21, 2021, the inclusion of an access path to the outlet structure on the final plan, a maintenance plan for the stormwater system, inclusion of an access area on the final map, maintenance plan for both sides of the riprap, and that any further activity on the remaining land around the pond requires IWWC review, according to plans submitted September 20, 2021. With an effective date of October 21, 2021. Seconded by Ms. Burton-Reeve and unanimously approved.

B. New - #W21-13 – 48 Blue Heron Lane, Moodus, Hunter Yale (applicant), George Panciera (property owner), repair seawall. Map 066-173.

There was a field walk held to review the property. There is an A-2 survey already in place, from 1985. The goal and objective is to remove the stones from the retaining wall, put a base and then rebuild the wall. The difference this time is the base will be made of a gravel base and larger stones. The owners also want to put fabric behind the wall to stop frost movement.

There is no plan to extend the wall out; it is a repair only to the existing wall. Mr. Dill noted that the wall is falling apart. Ms. Augustiny would like the silt fence inspected before any work starts and would like to have pictures taken before and after the work so that there is work.

The IWWC was unanimous that this is a repair, not additional work, so there is no need for a motion.

C. New - #W21-14 – 41 Main Street, East Haddam, William Mascolo & Janet Whaley (applicants), construction of an addition. Map 017, Lot 014.

Mr. Dill noted that a field walk was held, but there are questions that were not answered during the walk. Mr. Mascolo provided an overview of the application. There is a pond on the property, with a fire hydrant on it. The pond is approximately 5' deep. The house is a ranch style home that has a finished basement underneath. There is an existing addition on the back that needs to be repaired/replaced. To obtain more living space, they would like to add on a bedroom and bathroom on the side of the home. The house will remain brick and cottage-like. The addition is about twenty feet (20) from the pond and eighty-five feet (85) from the Connecticut River.

Mr. Dill outlined what was confusing was the existing structure close to the river. He asked if the footprint of the existing house remains as is, on the basement level. Mr. Sawyer outlined what the new addition would be to the north but, the remodeling of the existing house would not be beyond the existing footprint. There is an open deck that will be cantilevered off the new addition. The only thing closer to the river is the bump out of the deck.

No builders have been contacted related to construction, so it is not clear if the fill will be stored on site or removed. Mr. Dill asked Mr. Sawyer to outline the existing lawn. Mr. Sawyer outlined where the silt fence will be.

Discussion ensued related to how the pond will be maintained when a cut is made into the land to ensure the pond remains as it is. There is an outlet in the pond that will be moved based on the location of the proposed addition.

There is no water infiltration into the house at this time. There are gutters on the front of the house, the existing back addition doe does not have gutters and the applicants would like to install gutters. It has been noted that installing gutters requires some type of dry well, water management or splash pads.

Mr. Ventres noted that there are no footing drains, so he feels that the pond is lined with clay, which is preventing water infiltration.

Timeframe is to start something in the spring, but no builders have been contacted and contracted with.

Mr. Dill suggested the homeowner contact a contractor who has excavation experience to get clarity on how to protect the pond. That will provide the homeowners with more clarity on costs and feasibility of soil movement and storage and maintaining the pond.

Motion by Mr. Dill to continue application #W21-14 – 41 Main Street, East Haddam, William Mascolo & Janet Whaley (applicants), construction of an addition. Seconded by Mr. Goff and unanimously approved.

D. New - #W21-15 – 32 Forest Way, East Haddam, Douglas & Amy Clarke (property owners), Construct a 13' x 13' patio with percolation through permeable paver. Map 080, Lot 329.

Mr. Ventres noted this is a new application which will be added to the field walk schedule.

Motion by Mr. Dill to schedule a field walk for #W21-15 – 32 Forest Way, East Haddam, Douglas & Amy Clarke (property owners), Construct a 13' x 13' patio with percolation through permeable paver. Second by Ms. Burton-Reeve and unanimously approved.

7. IWWC Enforcement Officer's Report

Mr. Ventres noted that he had a discussion with East Haddam Fish and Game, that with all the rain, everything is full, and it is hard to gauge what needs to be addressed with the silt removal.
Mr. Dill asked Mr. Delventhal if there was anything the Conservation Commission would like to bring forward; Mr. Delventhal had no items to bring up.

8. Adjournment

A motion was made by Ms. Burton-Reeve to adjourn the meeting at 8:39pm. The motion was seconded by Mr. Goff and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary