East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
December 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, Mary Augustiny, Bryan Goff, Daniel Jahne
Members Absent: Jennifer Burton-Reeve
Also Present: James Ventres (Land Use Administrator), Roger Nemergut, Regina Aitoro, Vincent Aitoro

3. Approval of Minutes

Add to Members Present: *Mary Augustiny, Bryan Goff*

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

4. Bills

No bills.

5. Field Inspection Report

Nine field inspections were conducted on December 12th, with Mr. Dill, Ms. Augustiny, Ms. Burton-Reeve and Mr. Ventres – 26 Grist Mill Road, 304 Town Street, 74 Smith Road, 428 Hopyard Road, 169 East Shore Drive, 3 East Shore Drive, 34 Glimmer Glen, Hamburg Road, Roaring Brook Preserve.

6. Wetlands Permit Review

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

Mr. Ventres noted that Mr. Mascolo has requested a continuation to the January meeting via email. They have been trying to find the right engineer to address the concern about the pond and potential soil movement. They have now found the appropriate resource and need time to review the pond question.

b. #W21-16 – 3 East Shore Drive, Vincent & Regina Aitoro (property owners), construction of a proposed three (3) season addition. Map 071, Lot 56.

Mr. Ventres provided further information on the size. It was staked out with stakes for the field walk. Ms. Augustiny asked for clarity on where the addition would be. Ms. Aitoro provided an overview of the project. There will be gravel placed down to stop the runoff into the lake. The addition is 12' x12' and is an extension off the kitchen. There are other improvements that were done closer to the water. The shore is natural edge with a retaining wall up the hill. There is a retaining wall that will be put into place to stop runoff too. Mr. Ventres noted that for the pillars, the contractor must dig to 42" or until ledge is hit. Gutters will need to be installed to ensure the water do not run off.

Motion by Ms. Augustiny to approve the application #W21-16 – 3 East Shore Drive, Vincent & Regina Aitoro (property owners), construction of a proposed three (3) season addition, in accordance with the plans dated 12/21/2021. Second by Mr. Goff and unanimously approved.

c. #W21-17 – 26 Grist Mill Road, Gary Bogan (property owner), installation of a proposed ground mounted solar installation. Map 065, Lot 026.

Mr. Ventres noted that the contractors provided an overview at the last meeting and marked out where the installation would be for the field walk. Ms. Augustiny asked clarity on where the wire is being run, if it touches the conservation easement, which Mr. Ventres noted that it does not. Mr. Dill asked for clarity as to what the treatment would be underneath the installation; Mr. Ventres noted it will be grass.

Motion by Mr. Goff to approve the application #W21-17 – 26 Grist Mill Road, Gary Bogan (property owner), installation of a proposed ground mounted solar installation, according to the plan dated 10/19/2021and an inspection by the Wetlands Enforcement officer when completed. Second by Ms. Augustiny and unanimously approved.

d. #W21-18 - Roaring Brook Preserve, Side stream, unnamed stream street crossing, Town of East Haddam (property owners), proposed hiking trail.

Mr. Ventres provided further updates on the planking and the decking to the commission. There will only be planking across the supports. The high spot noted on the field walk will be used to prevent wash out. The bridge is going to be constructed at the next available nice day. Mr. Dill asked Mr. Ventres to ask the Conservation Commission to provide a sketch of the bridge.

Motion by Ms. Augustiny to approve the application #W21-18 - Roaring Brook Preserve, Side stream, unnamed stream street crossing, Town of East Haddam (property owners), proposed hiking trail . Second by Mr. Goff and unanimously approved.

e. #21-19 – 428 Hopyard Road, DRA, LLC (property owner), construction of a proposed ADA walkway and elevated deck.

Mr. Nemergut, professional engineer, provided an overview of the trees that will be chosen to be placed alongside the deck. Mr. Dill asked the distance to the edge of the water; it is 60' and there is a short buffer of 5'. The length of the deck within the upland review is 25' by 30',

with crushed stone base and a binding material that will be flush with the grading that is there. The plan is to use the material outside the upland review as well, but Mr. Nemergut noted that that may change given costs. The piers will be hand-dug. The platform will be cedar, with no requirement for treatment.

Motion by Mr. Goff to approve the application #21-19 – 428 Hopyard Road, DRA, LLC (property owner), construction of a proposed ADA walkway and elevated deck, according to the plans dated 11/01/2021. Second by Mr. Jahne and unanimously approved.

f. #20-21 – 304 Town Street, Fedus Engineering (applicant), Richard M. Lagace (property owner). Proposed construction of a multi-family dwelling with parking area, septic system, well, underground electric and drainage improvements with infiltration system. Map 018, Lot 043.

Mr. Ventres provided the applicant a revised schedule of the field walk but there was a misunderstanding of the timing of when the site walk was actually happening, which is why the applicant was not present at the field walk. Mr. Ventres asked the applicant to provide information related to how storm water will be handled. He also asked for revised plans and for an expert to review the area for vernal ponds, as there was standing water to the other side of the stone wall.

Motion by Mr. Dill to continue the application #20-21 – 304 Town Street, Fedus Engineering (applicant), Richard M. Lagace (property owner). Proposed construction of a multi-family dwelling with parking area, septic system, well, underground electric and drainage improvements with infiltration system. Second by Mr. Goff and unanimously approved.

g. #21-21 - 34 Glimmer Glen, Art & Ann Marie Kelly (applicant & property owner). Proposed construction of a 432 square foot main floor addition to include two bedrooms. Map 080, Lot 349.

Mr. Ventres noted that Charlie Dutch is putting together a complete plan to meet the public health code and would like to have one plan that covers those requirements and inland wetlands as well. Mr. Dutch asked for the application to be continued to the January meeting.

Motion by Mr. Dill to continue the application #21-21 - 34 Glimmer Glen, Art & Ann Marie Kelly (applicant & property owner). Proposed construction of a 432 square foot main floor addition to include two bedrooms. Second by Mr. Goff and unanimously approved.

h. #21-22 – 74 Smith Road, Cottage #15, Tony Berner (applicant), Wildwood Inc. (property owner). Repair waterfront erosion. Replace a 10x8 shed with a 10x14 shed. Map 49, Lot 009.

Mr. Ventres noted this is the first time this application is on the agenda, and he has already asked the applicant to provide more information for review and consideration by the commission.

Motion by Mr. Dill to continue the application #21-22 – 74 Smith Road, Cottage #15, Tony Berner (applicant), Wildwood Inc. (property owner). Repair waterfront erosion. Replace a 10x8 shed with a 10x14 shed. Second by Ms. Augustiny and unanimously approved.

7. IWWC Enforcement Officer's Report

Mr. Ventres provided an update on Roxanne Berryhill just received a grant for a high tower tunnel (aka hoop house) that is an approved agriculture use within the upland review area, so does not need to be brought forth before the commission. Right now, the tunnel will not be heated, but will use water from the Upper Reservoir. They have microfine tubing laid out which is very efficient. Mr. Ventres will walk out in the field and provide the commission with the exact location they want to place this. Mr. Dill asked Mr. Ventres to get clarity on if the IWWC needs to provide formal recognition of this activity.
The Robbie Road and East Shore Drive applications will be reviewed at an upcoming meeting as the plans are not completed and submitted yet for review.

8. Adjournment

A motion was made by Mr. Goff to adjourn the meeting at 8:06 pm. The motion was seconded by Mr. Jahne and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary