East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
February 15, 2022

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, Daniel Jahne
Members Absent: Jennifer Burton-Reeve, Bryan Goff
Also Present: James Ventres (Land Use Administrator), Charlie Dutch, William Mascolo, Janet Whaley, Art Kelly, Ann Marie Kelly, Tony Berner

3. Approval of Minutes

A motion was made by Mr. Jahne to accept the minutes from the December 21, 2021, as presented. The motion was seconded by Ms. Augustiny and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

No field inspections conducted.

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. Dutch outlined the plan to address the dike holding the fire pond, stating that the soil is stable. There were test holes dug to confirm that they are stable. Hay bales and silt fencing has been proposed given the steep slope to the river. The concerns were related to the proximity of the house to the pond and the new addition and if the dike were to be breached, there would be a mess. Mr. Dutch noted there should not be any problems if they adhere to their construction plan. He also suggested lowering the pond level about 2 feet as added protection.

Mr. Dill noted the construction of the addition is going to be a full foundation, for the entire space. The wall and foundation will go about 8 feet deep, it will be the same depth as the existing foundation. It will be dug 10 feet deep for the footing. A mini excavator will be used to dig the foundation. There is sufficient room to maneuver.

The proposed building is about 12 feet from the pond. There is no barrier between the work on the addition and the pond. Ms. Augustiny asked that some native vegetation to be planted along the pond barrier, something more than just grass, like low bush blueberry plants and perennial vegetation options. The material that will be excavated will be reused on site and it will need to be stabilized.

Motion by Ms. Augustiny to approve the application #W21-14 – 41 Main Street, East Haddam, William Mascolo & Janet Whaley (applicants), construction of an addition, with the following conditions: native vegetation be planted between the pond and the addition along the edge of the pond, the pond be lowered prior to construction by 2 feet, there be a conference with the Land Use Administrator once contractor chosen but before work starts, and the excavated material be noted on the plans where it will be stored and stabilized and ultimately be used, and the proposed deck on the house for plans dated Feb 4, 2022. Second by Mr. Jahne and unanimously approved.

b. #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 read into the record a request from the applicant to continue the application due to the snow on the ground. There needs to be a vernal pool assessment and that is typically done in March, so the full 65 days will be added to the application.

Motion by Mr. Dill to grant the continuance of the application for 65 days #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 Ms. Augustiny and unanimously approved.

c. #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 has reviewed the plans for soil and erosion control issues. Mr. Dutch noted the septic system will be redone at the same time. The excess soil will be moved offsite.

Motion by Ms. Augustiny to 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, with septic system details shown on plans dated December 29, 2021, and that any excess soil will be taken offsite. Second by Mr. Jahne and unanimously approved.

d. #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 provided the revised drawing that includes the 10x10 sand box dimensions. Right now, there is pea stone along the waters edge and the applicant will maintain what is there

already to protect from soil erosion. Behind the dock, the applicant would like to put the metal sheathing (20-gauge steel) to protect from further soil erosion.

Mr. Dill asked the applicant to take a photo of the area and provide to the Land Use Officer for the record.

Motion by Ms. Augustiny to approve 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, with plan dated December 18, 2016 and revised December 20, 2021, and that before and after photographs be taken for the file. Second by Mr. Jahne and unanimously approved.

e. #W22-01 – 19 West Cove Road, Frederick & Christine Dauser (applicant & property owner). Proposed construction of garage and bedroom expansion. Map 075, Lot 160.

Mr. Ventres noted that the IWWC has been there to approve a pool in the past. A site walk will be needed as this is a new application.

Motion by Mr. Dill to schedule a field walk for the application #W22-01 – 19 West Cove Road, Frederick & Christine Dauser (applicant & property owner). Proposed construction of garage and bedroom expansion. Second by Ms. Augustiny and unanimously approved.

f. #W22-02 – Property Owners Association, Lake Hayward, Ed Bader – Hayfield Road. Provide stormwater detention and bio-retention. Map 080 Lot 135.

Mr. Ventres noted the property owner's association is looking to improve the water quality in the lake and would like to install a system to address storm water uphill from the tennis courts. A field walk will need to be conducted

Motion by Ms. Augustiny to the application #W22-02 – Property Owners Association, Lake Hayward, Ed Bader – Hayfield Road. Provide stormwater detention and bio-retention. Second by Mr. Jahne and unanimously approved.

g. #W22-03 – 4 Hall Kilbourne Road, Roger Nemergut Consulting (applicant), Consumer Reports Incorporated (property owner). Proposed construction of an Autonomous Vehicle Test Course within the upland review area, including several wetland crossings and required culverting. Map 078, Lot 002.

Mr. Nemergut provided an overview of the project, which is to install a course to test autonomous (driverless) vehicles. There are over 300 acres and Consumer Reports wants to pave a 3- or 4-mile-long track to test autonomous vehicles. The track would be mainly 1 lane with the exception of a few areas where there will be 2 lanes. The track is adjacent to the existing testing track. There are existing woods roads used to test recreational vehicles that will be utilized but there would still need to be quite a bit of clearing. There are 2 wetland areas that need to be crossed. One is an existing crossing on the old woods road with a culvert that may need to be expanded. The track has to support at least 30 mph, there are a few areas that support 45 mph and one or two that support 60 mph.
Mr. Ventres will review the old plan to compare it with the new plan to show what was approved in the past.

Motion by Ms. Augustiny to schedule a field walk for the application #W22-03 – 4 Hall Kilbourne Road, Roger Nemergut Consulting (applicant), Consumer Reports Incorporated (property owner). Proposed construction of an Autonomous Vehicle Test Course within the upland review area, including several wetland crossings and required culverting. Second by Mr. Jahne and unanimously approved.

7. IWWC Enforcement Officer's Report

Mr. Dill received a call that there was some construction equipment on Cold Spring Road. Mr. Ventres was aware of the work and outlined that it is related to the Berlin Fish and Game Club forester who recommended reopening up some of the pheasant hunting fields several years ago. The focus is to pull out the stumps now for the trees that were cut down. This is Berlin Fish and Game Club land. Mr. Ventres talked about the pipe being used – it is a 12-inch metal pipe. The pipe would address the two 8-inch pipes that were crushed. There is also a concern that there is a crushed pipe along the entrance off Cold Spring Road. The property is 128 acres.

Mr. Ventres noted that the pipes must be reviewed to see if they are indeed crushed, and this will require a rainstorm to check. Upon determining if the pipes do need to be replaced, then a determination can be made if there is a need for a field walk and IWWC application for work to be conducted.

Mr. Dill noted that the Selectmen's office has received calls about Beebe Road and Public Works has flattened the road, but material is going into the lake and so further discussion will need to happen related to this topic.

8. Election of Officers

A motion was made by Mr. Jahne to nominate Mr. Dill as Chairman. Seconded by Ms. Augustiny and unanimously approved.

A motion was made by Mr. Dill to nominate Ms. Augustiny as Vice Chair. Seconded by Mr. Daniel Jahne and unanimously approved.

A motion was made by Mr. Jahne to nominate Mr. Goff as Secretary. Seconded by Ms. Augustiny and unanimously approved.

9. Adjournment

A motion was made by Ms. Augustiny to adjourn the meeting at 8:36 pm. The motion was seconded by Mr. Jahne and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary