East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
March 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, Bryan Goff, Daniel Jahne, Jennifer Burton-Reeve
Members Absent:
Also Present: James Ventres (Land Use Administrator), Greg Fedus, Frederick Dauser, Larry Marciglio, Ed Bader, Karl Aicmovic, PE for Ed Bader, Roger Nemergut, Shawn Murphy, Roberta Murphy

3. Approval of Minutes

Page 2 in section C, update motion to include the verb,"Motion to *approve* the application…"
Page 3 in section F, update motion to include the verb, "Motion to *continue* the application…"
Mr. Dill asked the Recording Secretary to denote what body of water a property is on when it is relevant.

A motion was made by Mr. Goff to accept the minutes from the February 15, 2021 as amended. The motion was seconded by Ms. Augustiny and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

Five properties were visited by Mr. Dill, Ms. Augustiny, Mr. Jahne, and Mr. Ventres – 4 Hall Kilbourne Road, Hayfield Road, 124 Lake Shore Drive, 19 West Cove Road and 190 Lake Shore Drive.

6. Wetlands Permit Review

   a. **#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 noted that revised maps were submitted along with the soil scientist's information, and had been reviewed by himself and the Town Engineer, who provided comments back to Mr. Fedus.
Mr. Fedus provided an overview of the 10 unit apartment dwelling that is being considered. He outlined where the parking will be and discussed where the detention basis will be located on the maps. On sheet 3, the detention basis is shown as located east of the building between the building and the wetlands. The intention is to treat the storm water and then allow it to sheet off toward the wetland which mimics the natural flow of the water now.
Mr. Fedus provided a overview of the building, which will be 100' by 58' with 5 units on either side. There will be 4 2-bedrooms and 6 1-bedrooms with access off of Town Street. There is underground infiltration that captures the roof water and treats it. On sheet 4 of the plan, the underground infiltration is shows with the roof leaders. The Town Engineer provided comments related to the high water table in the area, which Mr. Fedus will review.
There were Town Engineer comments related to the septic that must be addressed too. The septic is a considerable distance from the wetlands. The septic is on the west side of the building and will flow toward Town Street.
Sheet 5 shows the soil erosion control plan, which calls for running silt fence along the northern side of the site. There was a comment from the Town Engineer related to the proximity to the wetlands that Mr. Fedus will review.
There is a stock pile area denoted on the plan. The site is relatively flat so there is not much water movement expected.
Sheet 5 also has the landscaping and lighting plan. One Town Engineer comment talks about plantings and that will be addressed. Mr. Fedus will ask the soil scientist to redo the basin given the ground water levels. The detention basin is really going to be a rain garden, and Ms. Augustiny asked for a full accounting of the plants that will be included in it.
The depth will be reviewed further, as it is about 2.5 feet deep basin. There will be a sheet flow in and it will flow out along crushed stone level spreader. The Town Engineer commented on standing water, and Mr. Fedus noted that needs to be looked at. It is not expected to have much standing water, so that will be updated to reflect the Town Engineer's comments.
Along the eastern side is where the run off is expected, although it is not expected to be harsh. The focus is to return the storm water along its natural contour. From the northwest section of the retention pond, that will be the runoff from the underground retention area for the roof infiltration.
Mr. Fedus noted the comments will be addressed quickly to allow for time to answer additional questions that may come from the Town Engineer. Drawings will be revised per the Town Engineer comments.
The stockpile will be surrounded by silt fence but will be outside the 100' review area. There will be a rain garden, but additional erosion sediment control items will be added to the plan.
On the adjoining property there was a potential for a vernal pool, as noted on the field walk. Mr. Fedus noted that a new soil scientist submitted a letter stating that given the depth of the water and other characteristics, the area in question does not have the characteristics of a vernal pool. Discussion ensued around this point; Mr. Ventres will be visiting the site to check to see if there is evidence of the species that inhabit vernal pools.

Motion by Mr. Dill to grant the continuance of 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.

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

Mr. Dauser provided an overview of the project. This property sits on Moodus Reservoir. The drawings show the 2nd story master suite addition and the new garage. He provided additional details on the piers that are outlined on the plans. There is a retaining wall, but the land is pretty flat. Crushed gravel will be put underneath the addition, the rest of the area has wood chips and plantings. The area used to be a gravel pit so there is excellent drainage. He outlined where the drainage will be but he has not encountered any water infiltration into the house at all. There are existing gutters that will continue to be in use. Right now the gutters go into a system behind the wall which flows into the woods. In the front of the house, the gutters drain into the front flower beds. The new addition will tie into the existing drainage, and he does not anticipate water going into the back yard.
He pointed out where the pool is located, which is closer to the reservoir than the house. The addition does not have a full foundation underneath it.
Some of the sidewalk and driveway will be removed, and the driveway may be expanded to allow cars to turn around. Discussion ensued related to the turning radius needed for a car and the size of the garage doors. He will amend the plan to denote the driveway changes, if there is a need to change the driveway. The driveway is about 42' and there is plenty of turning radius.

Motion by Mr. Goff to approve the application #W22-01 – 19 West Cove Road, Frederick & Christine Dauser (applicant & property owner). Proposed construction of garage and bedroom expansion, in accordance with plans dated 3/7/2022. Second by Mr. Jahne and unanimously approved.

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

Mr. Bader's Professional Engineer, Karl Aicmovic, provided an overview of the project. The focus is to intercept a flow that is going into the lake. Behind the tennis court is an open pipe that runs down the hill and down beneath Lakeshore Drive into the Town's runoff system which goes right into the lake. The condition of the pipe under the road was discussed, but it is not clear what condition the pipe is in. A camera will be run under the road to check to see how the pipe looks. Mr. Ventres noted that a lot of the pipe is new.
Aerial photos show sediment around where the run off enters the lake, and the focus is to clean up that sediment flow into the lake. The purpose of the basin is to clean up the area and make the entry into the pipe better. There will be a small retention basin installed with some storm water pre-treatment added to treat the water before it flows into the Town's storm water system. On the property, brush clean up will be completed to get rid of invasives and such. The Town's drainage systems flow east and bypass this area. This basin is designed to get the flow in the area being bypassed addressed.

Maintenance will be handled by the association. Mr. Dill noted the area has leaves and trash within it now. Upon redoing this area, the focus will be to stop surrounding neighbors from dumping their leaves into the stream. The Property Owners Association will also work with their maintenance company to monitor the area for trash and leaves, and work with surrounding residents to stop any dumping. Trees have already been marked that need to be removed. The area will be mowed once or twice a year; the area will be seeded and other plantings will be planted in that area too.
Construction would be after the spring rains. There is a DEEP grant to help pay for this work, so the work must be done by July to meet the August DEEP grant timelines.

Motion by Mr. Jahne to approve the application #W22-02 – Property Owners Association, Lake Hayward, Ed Bader – Hayfield Road. Provide stormwater detention and bio-retention, per the plans and application 01/10/2022. Second by Ms. Burton-Reeve and unanimously approved.

d. #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 reviewed the proposal with the commission. He reviewed the autonomous track that Consumer Reports wants to construct. There are certain minimum design speeds (30 mph) and there are some areas that must support higher speeds of up to 60 mph. A larger scale map was also shown. The existing track will continue to be used for tire and brake testing. The autonomous track is a supplement to that existing track. The new track would be used for autonomous vehicle testing but also may be used for SUV testing that is done on the recreation roads. The focus was to use existing surfaces if possible. The pink denotes a double lane and grey denotes a single lane on the map.
Mr. Nemergut outlined where the wetlands are that the track goes through and the existing culvert. The first wetland has an 18" culvert which is in good shape, but because of minimum curvature, the existing culvert will be kept and extended to the south to allow it to extend under the new autonomous track. There is a grey area that deadends and that is to test for exit ramping. The ramp will end 100' from the wetlands. The autonomous vehicle will be either be backed up from the exit ramp or can turn onto an existing rec road.
The major wetland crossing is able to closely parallel the rec road, where there is a culvert already in place that is in good shape. It is long enough that there is no need for an extension needed. The only disturbance would be a surface disturbance. The focus is to follow the contours of the land.
Then a smaller wetland must be crossed to allow for the correct radius – so there is a need for a new culvert there. There will be a 24" diameter pipe installed, there is higher ground on either side, so the proposal is to install a 24" pipe with 1.5" cover to protect it. There will be inlet and outlet protection with riprap and 6" compacted base to prevent sediment from infiltrating it.
On the recreation road there is a long pipe, longer than 60', which drains south, and was constructed to support testing 4-wheel drive vehicles in various weather conditions.
The wetland is independent and the commissioners asked for clarity as to the size of it.

This new track would have no curbs, and would have sheet flow off of it. It is anticipated that they will plow the route to allow for use year round. There is no channel created on the sides of the road to handle the water. The area will be seeded and planted.

Motion by Ms. Augustiny to approve 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, on plans dated 3/15/2022 with 3 wetland crossings, and with the condition that the south wetland crossing with the existing culvert will have a grassed in area on both sides. Second by Mr. Goff and unanimously approved.

e. #W22-04 – 124 Lakeshore Drive, Shawn & Roberta Murphy (applicant and property owner). Proposed construction to rebuild the porch and stairs. Also proposed construction to rebuild the sea wall and boat dock. Map 080, Lot 305.

Mr. Ventres noted that this was part of the last field walk. This property is on Lake Hayward. There was some confusion related to the pre-existing status of the structure. The contractor provided a picture of what was there. Ms. Murphy provided a drawing to show what the project will entail. There was a deck at one time off the back of the building that was enclosed which is being rebuilt. Under it will be stone, to help with drainage. There was an old concrete dock with wood on top of it, which will be fully removed, with a new removable 16' long by 6' wide dock installed in its place. The new deck includes an L. The interior dimension of the L is 10'.
The seawall is about 2' high, with the edge falling in. The focus is to rebuild the top and refill behind it, with a small garden behind it. There are stairs to allow for access to the water; it will likely have 2 steps. Mr. Goff recommended a pervious paver to allow for water to go through it and not create a sluice way for water to flow into the lake. The wall will be 2' high and dry stacked, with a heavy rock along the water line.
Ms. Augustiny would like to visit the site now that the plans have been submitted. Mr. Dill asked for the porch to be outlined on the plan. Ms. Murphy will provide an architect's rendering of what the back of the house will look like.

Motion by Mr. Dill to continue the application and schedule a field walk for #W22-04 – 124 Lakeshore Drive, Shawn & Roberta Murphy (applicant and property owner). Proposed construction to rebuild the porch and stairs. Also proposed construction to rebuild the sea wall and boat dock. Second by Ms. Burton-Reeve and unanimously approved.

f. #W22-05 – 190 Lakeshore Drive, Willian & Mary Turley (applicant & property owner). Proposed construction to repair stairs, platform and deck. Map 080, Lot 282.

Mr. Ventres provided an overview of the project. It was visited during the last field walk. The house has a tiny deck that is close to the water, which the owners want to add an additional 6' by 10' space to. Part of the deck will move south by 4' and the stairs will be relocated.

Motion by Mr. Dill to continue the application for #W22-05 – 190 Lakeshore Drive, Willian & Mary Turley (applicant & property owner). Proposed construction to repair stairs, platform and deck. Second by Mr. Goff and unanimously approved.

g. #W22-06 – 155 Lakeshore Drive, Robert & Linda Popolzio (applicants & Property owners). Proposed construction to rebuild the existing sea wall and patio. Map 080, Lot 214.

Mr. Ventres submitted pictures of the existing wall, and the owners noted they didn't realize that they needed to submit an application. The property will need a site walk. This property is on Lake Hayward.

Motion by Mr. Dill to continue the application and schedule a field walk for #W22-06 – 155 Lakeshore Drive, Robert & Linda Popolzio (applicants & Property owners). Proposed construction to rebuild the existing sea wall and patio. Second by Mr. Goff and unanimously approved.

7. IWWC Enforcement Officer's Report

Mr. Dill received a call about a catch basin at Bashan Lake that needed to be addressed. The basin is stabilized with stones. Mr. Ventres will talk with Mr. Hedler at Public Works about this item when he talks with him next.
Mr. Ventres took a ride out to the Berlin Fish and Game Club and the two pipes that they noted needs to be addressed are not in the place where they thought they were. One of the pipes is eroding the roadway and need to be replaced. Mr. Ventres asked them to submit an application as the work will not be done until summer.

8. Adjournment

A motion was made by Mr. Jahne to adjourn the meeting at 9:05 pm. The motion was seconded by Ms. Burton-Reeve and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary