**East Haddam Inland Wetlands and Watercourse Commission**
**Land Use Office**

**Regular Meeting Minutes**
**October 18, 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 7:31 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), Thom Delventhal, Xenia Coutler, Valerie Lanning, Pat Benjamin

## 3. Approval of Minutes

6a. Replace *culvert replacement* with *redirection of stream*.

***A motion by Ms. Burton-Reeve to approve the September 20, 2022, minutes as amended. Seconded by Mr. Goff. and unanimously approved.***

## 4. Bills

No bills.

## 5. Field Inspection Report

No field inspections held since the last meeting.

## 6. Wetlands Permit Review

### a. #W22-07 – Hopyard Road (property location), Town of East Haddam – Redirection of the stream to the original bed.

Mr. Ventres has not received anything from Mr. Curtis on this plan; it can be tabled until the next meeting.

***Motion by Ms. Augustiny to continue the application #W22-07 – Hopyard Road (property location), Town of East Haddam – Redirection of the stream to the original bed. Second by Mr. Goff and unanimously approved.***

**b. #W22-15 – 74 Smith Road. Unit #4 (property location), Richard & Paula Robinson (applicant & property owner). Proposed installation of a holding tank. Map 049, Lot 009.**

Mr. Ventres outlined this is the site that was visited last month. This is a proposed holding tank and a small bathroom addition, all on the backside of the cottage and away from the water. It is a very confined area. The commissioners had no additional questions.

***Motion by Ms. Burton-Reeve to approve the application #W22-15 – 74 Smith Road. Unit #4 (property location), Richard & Paula Robinson (applicant & property owner). Proposed installation of a holding tank and bathroom addition. Map 049, Lot 009. Second by Mr. Jahne and unanimously approved. Mr. Goff abstained.***

**c. #W22-16 – 70 Clark Gates Road, Roger and Patricia McNelly (applicant & property owner), construction of a driveway crossing for agricultural equipment. Map 74, Lot 54**

Mr. Ventres asked Mr. Curtis for the 2006 drainage report for the area, and he did have it. The culvert was upgraded to a 24" culvert. Mr. Curtis noted 2 18" culverts will be sufficient. Mr. Ventres left a message for the owner and has not heard back from the owner yet. He will reach out to the applicant again.

***Motion by Ms. Augustiny to continue the application #W22-16 – 70 Clark Gates Road, Roger and Patricia McNelly (applicant & property owner), construction of a driveway crossing for agricultural equipment. Map 74, Lot 54. Second by Mr. Goff and unanimously approved.***

**d. #W22-17-27 Triangle Drive (property location), Xenia Coutler (applicant & property owner) Proposed construction of a new residential home. Map 076, Lot 054.**

Mr. Pat Benjamin, the professional engineer, provided an outline of the project and the property. The proposed activity is within 100' of the lake; it is a 2 bedroom home that is 30' by 35'. The acreage is 0.61 acres, and Mr. Benjamin outlined where the property is on Triangle Drive and the land topography is. He walked through the roof water runoff and how it would be handled. The septic system has been approved by the Town sanitarian. There is a small pump that circulates air throughout the system to further cool the affluent. There will be a line of plants that will grow much larger along the edge of the wetlands. Silt fence will be used.

Grades are about 2% to 3% area, in looking at the 1930s photos, the lot looked to be used as a pasture. The whole project, approximately 9000 square feet, is within the upland review area. There is a 14" cherry tree that can remain. Much of the site is grass, the driveway already has a cut established. No trees bigger than 3" will be removed. The top soil will remain on the property; it will be stockpiled and used to build up to 6" of topsoil to grow grass well. The house placement was chosen given there is not really any other area given the well and septic system placement and the septic system of the neighbors. The gravel driveway could be paved in the future, although there are not a large of paved driveways within the Association.

The house is 21' to the wetlands at its closest point at the back of the property. The closest distance to the lake water is 42', it is about 35' to the wetlands.

A field walk is needed. Mr. Ventres asked Mr. Benjamin to stake out the 4 corners of the house and where the septic will be installed.

***Motion by Mr. Dill to schedule a field walk and continue the application #W22-17-27 Triangle Drive (property location), Xenia Coutler (applicant & property owner) Proposed construction of a new residential home. Map 076, Lot 054. Second by Mr. Goff and unanimously approved.***

**e. #W22-18 – 41 Main Street, East Haddam, William Mascolo & Janet Whaley (applications & property owners), proposed construction of an Accessory unit/garage. Map 071, Lot 014.**

Mr. Ventres provided the map from Dutch Associates showing the proposed accessory unit, which is near the garage and the man made pond. The dimensions are 20' by 24' with a 6' porch. The building will be hooked up to the sewer system, so there is no septic system needed. The owners are proposing to move the grinder pump and then have the house and this new accessory unit hook up to the new grinder pump location. The commissioners would like to visit the site again.

***Motion by Mr. Dill to schedule a field walk and continue the application #W22-18 – 41 Main Street, East Haddam, William Mascolo & Janet Whaley (applications & property owners), proposed construction of an Accessory unit/garage. Map 071, Lot 014. Second by Mr. Jahne and unanimously approved.***

**7. IWWC Enforcement Officer's Report – Set field inspection date to review East Haddam Fish & Game Property**

Eightmile River is having a vernal pool seminar; Mr. Ventres provided the specifics via email.

Mr. Curtis has provided a cut sheet for the causeway work to Mr. Ventres, who now has to discuss with Mr. Hedler from Public works and the new head of Public Works. The work is aggressive, and it is designed to protect the new guardrail system that has to be installed. The width of the road will not change but the fill behind them will. There will be essentially a 6' shoulder behind the guardrails. This change will provide the causeway fisherman a place to fish that's not directly on the causeway. The project will need to be put into next year's budget. Mr. Dill noted that using top soil will be eroded; Mr. Ventres will discuss further with Mr. Curtis. Mr. Ventres will confirm if this project is only focused on the north side of the causeway and not the south side.

The next field walk will include 2 smaller inspections to do and the East Haddam Fish and Game Club property; the commissioners discussed which Sunday would work the best. November 13 is the best date, and the 2 smaller walks will be conducted first, with a 9am start. Rain date is Nov 20.

**8. Adjournment**

***A motion was made by Mr. Goff to adjourn the meeting at 8:03 pm. The motion was seconded by Ms. Burton-Reeve and unanimously approved.***

Respectfully submitted,
Shannon A. Goyette
Recording Secretary