East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
November 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), Thom Delventhal, Xenia Coulter, Valerie Lanning, Pat Benjamin, William Mascolo, Janet Whaley, Charlie Dutch

3. Approval of Minutes

6.d. Change "large" to "a lot" to the sentence to read "…although there are not ***a lot*** of paved driveways within the Association."

A motion by Mr. Goff to approve the October 18, 2022, minutes as amended. Seconded by Ms. Burton-Reeve. and unanimously approved.

4. Bills

Bill from engineer for site walk work $483.52

A motion by Ms. Burton-Reeve to pay the bill. Seconded by Mr. Goff and unanimously approved.

5. Field Inspection Report

A field inspection was conducted on Nov. 13, 2022, although only 2 of the 3 sites proposed were visited. The 2 sites visited were 41 Main Street and 27 Triangle Drive. Attending the field walk were Mr. Dill, Ms. Augustiny and Ms. Burton-Reeve.

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 is still waiting on a final design from Mr. Curtis on this plan; it can be tabled until the next meeting.

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

b. #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 did not receive any response from the applicant to his voicemail. Mr. Ventres suggested dropping the application, denying without prejudice, and the applicant can submit an application when ready.

Motion by Mr. Dill to deny the application without prejudice #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.

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

Mr. Pat Benjamin, the professional engineer, provided a quick outline of the project, given the recent site walk the commissioners attended. The acreage is 0.61 acres. It consists of a proposed 2 bedroom house with a gravel driveway. The well is located 75 feet from the septic system. There is a rain garden designed to address all the roof water runoff. One tree needs to be removed, as it is too close to the foundation. The thought is to replant a smaller tree to replace the tree that needs to be removed.
Mr. Benjamin outlined the septic system. Soil testing was completed on11/19/2020 and 7/8/2021. Chatham Health District asked for proof there was no ledge 8 feet below where the bottom of the system would sit; this test was completed on 1/24/2022.
Topsoil will be stockpiled on site and will be spread back across the site once the construction is completed.
Mr. Dill noted that it is always good to have a second opinion given how close this proposed construction is to the Town Beach and the lake; he would like Mr. Curtis to review the plan. The wetland on the north side is near the road, and there is a concern regarding how they are being handled. With the slope and contour of the area, it collects road runoff as well, and Mr. Dill would like Mr. Curtis to review this area as well.
Mr. Ventres noted there is a buffer between the wetlands, but there needs to be a barrier to the lake to hold the shoreline from being eroded away and provide a buffer to keep the geese off the lawn. Mr. Ventres suggested a set of native plantings in that area. Ms. Augustiny suggested low bush blueberry plants as they do not grow very high.

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

d. #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. Dutch, the professional engineer for the project, provided an overview of the plans and the project. The proposal is for an additional dwelling, a 1 bedroom suite. The lot already has a private well (which will serve both dwellings) and it is adjacent to the fire pond. The fire pond is an artificial pond, a man-made wetlands, that requires IWWC review of this project. At the field walk, there was discussion related to why the location was chosen for the dwelling. The location places the addition near the sewer line for easy connection, and there is also an existing adjacent driveway that can be used by the new dwelling.
Mr. Dill asked about the building right at the edge of the extended pond. The concern is erosion of the bank into the pond. To deal with that concern, there is now a rubble wall holding the bank back. The proposal is that eventually the owners want to do pond maintenance and shore up the wall to ensure it does not erode. The embankment closest to the new structure needs to reviewed and augmented.
There was also discussion about removing the debris at some point and requires review with the IWWC. The owner noted that the goal would be to use whatever debris is pulled out of the pond as mulch on the property. Mr. Dill reiterated the need for the IWWC to be engaged upon the decision to clean out the pond of debris.
There will be a single grinder pump servicing both buildings.
Erosion control will be done upon construction and needs to be in place upon the excavation of the sewer line and the well connection.

Motion by Mr. Dill to 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 Ms. Burton-Reeve and unanimously approved.

e. #W22-19 – East Shore drive (property location), Town of East Haddam (property owner), proposed culvert replacement.

This is culvert was proposed a few years ago. Mr. Ventres is waiting for further information on when the Town would address the work, and for finalized plans from Mr. Dutch. The culvert is built for a 10 year storm, but it cannot handle the water that flows down to it now. Mr. Dutch has designed the new culvert to be much larger and consist of 2 culverts that are sized to handle 25 year storms.

Motion by Mr. Dill to schedule a field walk and continue the application #W22-19 – East Shore drive (property location), Town of East Haddam (property owner), proposed culvert replacement. Second by Mr. Jahne and unanimously approved.

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

Mr. Ventres received an extension for 1 East Shore Drive (the property at the damn) as the work was not completed. Under the wetlands legislation, the approval is only good for 5 years and can be extended 5 years. There are no plan changes.

A motion by Ms. Augustiny to grant an extension to 1 East Shore Drive to replace a deck that was already approved. Seconded by Mr. Goff and unanimously approved.

Mr. Ventres talked with Mr. Curtis about the Moodus Reservoir causeway fill amount to protect the guardrails and asked him to remove the topsoil off the top of the fill. Mr. Curtis will review the plan and revise it to reduce the fill amount. Mr. Dill asked if the State has to be made aware of the fill. Mr. Ventres noted that there is not a need to notify the State as the amount of drawdown will not approach the levels that require State notification. Mr. Ventres also clarified with Mr. Curtis that both sides of the causeway must be addressed.

Discussion ensued related to scheduling the field walk to walk the East Haddam Fish and Game property. It will be scheduled at 9am on Sunday, November 20.

8. 2023 Yearly Calendar Meeting Schedule

A motion by Mr. Dill to accept the 2023 yearly calendar meeting schedule. Seconded by Mr. Goff and unanimously approved.

9. Adjournment

A motion was made by Mr. Goff to adjourn the meeting at 8:19 pm. The motion was seconded by Ms. Burton-Reeve and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary