East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
December 20, 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, Jennifer Burton-Reeve
Members Absent: Bryan Goff, Daniel Jahne
Also Present: James Ventres (Land Use Administrator), Xenia Coulter, Pat Benjamin, P.E., William Mascolo, Janet Whaley, Charlie Dutch, Thom Delventhal

3. Approval of Minutes

6.b. Change end of sentence to read: "Mr. Ventres suggested dropping the application, denying without prejudice, and the applicant can submit an application *when* ready."
6.d. Change sentence to read: "The concern is erosion of *the bank into* the pond."
7. Update the paragraph to remove the reference to the drawdown. "Mr. Dill asked if the State has to be made aware of *the work that will be completed related to the fill being added; Mr. Ventres noted that there is not a need to notify the State."*
7. Fixed the spelling of "dam".

A motion by Mr. Dill to approve the November 15, 2022, minutes as amended. Seconded by Ms. Burton-Reeve. and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

Field inspection held on Nov. 20, to visit the East Haddam Fish and Game Club property. Attending the field walk were Mr. Dill, Ms. Augustiny. Mr. Jahne, Mr. Ventres, Ms. Burton-Reeve, and members of the public.

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 noted that all town applications will be on hold for about a month, he informed the Commission members that there is a new Director of Public Works and Mr. Ventres would like to have her review the projects and outline the Town's Public Works priorities, so that it is clear as to what will be accomplished in 2023. Mr. Ventres will also let her know if the IWWC does approve a Town application, it has 5 years to be completed. Mr. Ventres also let Mr. Curtis know that it is currently in a holding pattern.

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

Mr. Pat Benjamin, the Civil Engineer for the project, updated the Commission on the two items requested at the end of the November meeting; 1) plans for better plants that will be planted along the edge of the Reservoir and 2) providing the nitrogen calculations. Mr. Benjamin called New England Wetlands Plants and with their help, five groups of plants were added to the plans. Mr. Benjamin provided an overview of the plantings that will grow well in wet, sandy soil. The recommendation was sweet gale grass, which is a native planting. Mr. Ventres outlined that having a continuous border along with depth with a variety of plantings is both attractive, addresses the runoff concern along with the geese coming up from the lake. The new nitrogen calculation was provided to Mr. Ventres and Mr. Curtis. He conservatively calculated it to be 9.1mg/liter. The Town Engineer calculated it to be 6.1mg/liter. Both are less than the 10mg/liter that is the DEEP cut-off.

Mr. Curtis also asked for the flood elevation to be reviewed again. Mr. Benjamin tied the plans into the same elevation used for the reconstructed dam, from 1988 data. The spillway is at 357 feet. At the dam, the 100-year flood level is 358.5. For the plans, the water elevation is 359.7 feet, and the house finish floor is 367.7 feet, 8 feet above the edge of the water. More than likely, even with 8 feet of water over the dam would not get flooded.

Mr. Dill asked what the impact of a 100- year storm would be on the septic system. Mr. Benjamin noted that the system is designed to be 3 feet above ground water. 100-year storms are typically quick such that the water comes up and recedes quickly, so there is no concern about an impact to the septic system.

The septic system has been approved by the Chatham Health District.

Motion by Ms. Burton-Reeve to approve the application #W22-17-27 Triangle Drive (property location), Xenia Coulter (applicant & property owner) Proposed construction of a new residential home, with the revised landscaping plan dated 12/20/2022 to be brought back for an administrative review prior to the work beginning. Map 076, Lot 054. Second by Ms. Augustiny and unanimously approved.

c. #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, Land Surveyor, provided an overview of the modifications as requested at the last meeting. The silt fence is now more pronounced. The red section on the map is where the new septic line is going to be going. The green area on the map is the water line is. The well exists and will be shared with the new accessory unit. Mr. Dill noted that there was discussion related to erosion into the pond and the wall seemed to be giving way and crumbling. There are plans to reconstruct the rubble wall around the pond in the future and will be submitted to the IWWC as a new application in the future.

Motion by Ms. Augustiny to approve the application #W22-18 – 41 Main Street, East Haddam, William Mascolo & Janet Whaley (applications & property owners), proposed construction of an Accessory unit/garage, with the revised plan dated 12/15/2022, with Land Use Officer conducting a site walk after the erosion control mechanisms are installed prior to the work commencing. Map 071, Lot 014. Second by Ms. Burton-Reeve and unanimously approved.

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

See discussion under item 6.a.

Motion by Ms. Burton-Reeve to continue the application ##W22-19 – East Shore drive (property location), Town of East Haddam (property owner), proposed culvert replacement. Second by Ms. Augustiny and unanimously approved.

e. #W22-20 – Town of East Haddam (applicant & property owner), E.H. Colchester Turnpike Causeway, roadside reinforcement.

See discussion under item 6.a.

Motion by Ms. Burton-Reeve to continue application #W22-20 – Town of East Haddam (applicant & property owner), E.H. Colchester Turnpike Causeway, roadside reinforcement. Second by Ms. Augustiny and unanimously approved.

7. IWWC Enforcement Officer's Report

Mr. Ventres noted that the Lake Hayward sub-division project on East Shore Drive is on hold. A field walk was conducted last fall, but given the need as outlined by the State DEEP for a plant survey to be conducted, the application is on hold until spring.

The East Haddam Fish and Game Club is not on the agenda as Mr. Ventres is waiting until he receives further clarity from the State DEEP on the updated Army Corps of Engineers guidelines. Mr. Dill noted that there are some challenges in some of the pools in the lower section, where there

are no roads and logging trails near them. During the site walk, the Fish and Game Club noted that this could be a 5-to-8-year project.
Ms. Burton-Reeve asked about the house that is doing work next to the Moodus Reservoir, Mr. Ventres is going to visit the site to review the work.

8. Adjournment

A motion was made by Ms. Burton-Reeve to adjourn the meeting at 8:10pm. The motion was seconded by Ms. Augustiny and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary