East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
April 18, 2023

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, Jennifer Burton-Reeve, Bryan Goff
Members Absent:
Also Present: James Ventres (Land Use Administrator), Mark Reynolds (Professional Engineer), Anthony Silvestri, Jacqueline Endorf
, Roger Nemergut (Professional Engineer) Ian Cole.

3. Approval of Minutes

A motion by Ms. Burton-Reeve to approve the March 21, 2023, minutes as presented. Seconded by Mr. Goff, and unanimously approved.

4. Bills

No new bills.

5. Field Inspection Report

No field inspections were held.

6. Wetlands Permit Review

a. #W23-05 – 323 Mt. Parnassus Road (property location), George Fellner (applicant) Jacqueline Endorf (property owner). Proposed accessory apartment. Map 040, Lot 003.

Professional Engineer, Mr. Nemergut, provided an overview of the project, a proposed accessory apartment. Currently the house is about thirteen hundred (1300) square feet, and there is a need for additional living space.

He reviewed the map and where the wetlands are located. There is a plan to install a new code-compliant septic system and leaching field. He explained that due to the need to install a new septic system and the code compliance, there is a very small footprint to work with. Due to this, about a foot and some of the grading will extend into the wetlands review area. The old existing tank, which is about eighty (80) feet from the wetland, the new system will be about 90 feet from the wetlands. There is an existing old drywell that will be removed as well.

The site grades from west to east and with the system being on the west side, the ground water flow wants to flow to the east and that is not into the wetlands.

The proposed grading for the septic is due to the water table and there is a need to extend the fill about ten (10) feet out from the end of the system. The fill used will be select fill and clean onsite material.

The well is at the other end of the property and there are no plans to change that or drill a new well. Silt fencing will be installed. Materials will be stored on site as well.

Motion by Mr. Dill to continue the application and schedule a field walk #W23-05 – 323 Mt. Parnassus Road (property location), George Fellner (applicant) Jacqueline Endorf (property owner). Proposed accessory apartment. Second by Mr. Goff and unanimously approved.

b. #W23-06 – 182 Falls Road (property location), Thomas Capasso (applicant & property owner). Proposed dock, shed beach area and plantings. Map 075, Lot 126.

Mr. Ventres met with the owner, who is the new owner of the property. The owner is a landscaper and removed the dead maple trees. This property is on the Moodus Reservoir, near the Transfer Station. Mr. Ventres let the owner know that a field walk will be scheduled, and already provided a list of the plantings that can be used.

Motion by Mr. Dill to continue the application and schedule a field walk #W23-06 – 182 Falls Road (property location), Thomas Capasso (applicant & property owner). Proposed dock, shed beach area and plantings. Second by Ms. Burton-Reeve and unanimously approved.

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

Mr. Ventres noted there is no update to provide at this time yet.

Motion by Mr. Dill to continue the application #W22-07 – Hopyard Road (property location), Town of East Haddam – Redirection of the stream to the original bed, until Public Works is ready to provide further information. Second by Mr. Goff and unanimously approved.

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

Mr. Ventres noted he has not received the plans yet from the surveyor.

Motion by Mr. Dill to continue the application #W22-19 – East Shore drive (property location), Town of East Haddam (property owner), proposed culvert replacement, until Public Works is ready to provide further information. Second by Mr. Goff and unanimously approved.

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

Mr. Ventres provided the side view last month and the top view of the areas that need the most attention. Mr. Ventres would like to get this application approved so that once the drawdown on the reservoir occurs (officially not scheduled yet or approved) is done, the work can begin.

Mr. Dill asked about Item C, which is in an area that is already wider. Mr. Ventres noted that that part has only been widened a bit and may not need as much reinforcement but could still use some infill.

Mr. Ventres noted that Public Works will use some discretion and judgment when putting materials into place, as some sections do not need as much infill as others do.
Mr. Ventres talked with the Public Works Director, who will add this to the budget upon approval by IWWC. Mr. Dill asked Mr. Ventres to keep an eye on this project.

Motion by Mr. Goff to approve the application #W22-20 – E.H. Colchester Turnpike Causeway (property location), Town of East Haddam (applicant & property owner), roadside reinforcement, in accordance with the plan's dates 11/15/2022 and notify the Land Use Officer and IWWC when the work begins. Second by Ms. Burton-Reeve and unanimously approved.

7. Subdivision Review and Wetlands Permitting

a. #W23-04 – Lake Hayward Preserve (property location), Anthony Silvestri (applicant and property owner). Eleven (11) Lot Subdivision. Map 087, Lot 143.

Mr. Reynolds, Professional Engineer, and Ian Cole, soil scientist, joined the meeting to review the project. The property is at the corner of Lake Shore and East Shore Drive and borders Colchester. This is a proposed conservation sub-division.

Mr. Reynolds provided an overview of how the subdivision was created. The process starts by identifying the wetlands and open space, then determining the developable house sites. Chatham Health District has been involved to determine if there are viable locations for septic systems. The next stage involves aligning streets and driveway locations. The proposal is for eleven (11) lots with two (2) cul-de-sacs and there would be thirty-six (36) acres of open space.

There are two (2) areas that have impact to the wetlands. One area will need a culvert installed with a catch basin to allow for drainage. Retaining walls would be installed to minimize wetlands work. There is not a well-defined channel on the north side of the road, so a catch basin will be installed with an eighteen (18) foot pipe that is fifteen (15) inches in diameter. This wetland area is very ephemeral in nature and is dry at times. The road will be paved and will be curved at certain sections. The pipes chosen to support the existing ephemeral pattern and do not require much excavation into the wetlands.

Cape Cod curbing is included in the plan. The 2nd crossing Mr. Reynolds reviewed is the more significant wetlands crossing. The 2nd crossing will have a forty-five (45) foot pipe. Mr. Cole noted that in reviewing old aerial photographs shows there has been a cart path in this area for quite some time. For the 2nd crossing, 4,848 square feet of the wetlands will need to be filled in. Most of the drainage comes through the 2nd crossing.

Mr. Dill asked about the ability to stabilize the retaining walls. Mr. Cole noted that a site-specific botanical survey has been conducted and additional surveying was conducted to denote that there is about eight (8) inches of organic mucky soil on top of hard pack loamy soil underneath that. As such, Mr. Cole noted that the retaining wall will be stable.
Mr. Reynolds provided an overview of the individual lots and their drainage plans. The whole focus is to keep as much impact out of the brook that runs through the property.
There is also a 3rd crossing where a small area of drainage will be addressed with a catch basin with an outlet pipe to a rock apron. There is a natural divide in the wetlands area between the 2nd and 3rd crossing, which is being kept whole. There is extremely well drained soil in the area.

There is a classic kettle hole on the lot that has been there quite some time. It does provide habitat to wood frogs and the like. It also provides habitat for predator species as well. It is a Tier 1 vernal pool that has been left largely intact.

Mr. Cole provided vernal pool best practice management like Cape Cod curbing which allows for unrestricted amphibian crossing and reducing the road width. There is not likely going to be a need to improve Lake Shore Drive.

Mr. Cole has submitted vernal pool reports and has received feedback from the State that there could be a bog habitat. Mr. Cole had to demonstrate to DEEP that this site does not have any features that support bog habitat and what the site does support. DEEP concurred with the findings Mr. Cole provided.

Mr. Goff asked for clarity on how the additional water is being drained into the vernal pool and how that will not negatively impact the vernal pool. Mr. Reynolds noted that the drainage design is limited to what will drain into the vernal pool. Mr. Goff asked Mr. Reynolds to double check the amount of drainage that would enter the vernal pool.

The roads will be paved to meet Town regulations, on the open space that will be provided to the Town, there is a potential for trails to be placed on the property.

The use of rain gardens will be installed throughout the lots and there is a curb-less design for much of the outer road.

As this is a subdivision the lots are smaller in size. There is no way to keep the future homeowners from cutting down all the trees. Marking the vernal pool is possible.

Mr. Ventres asked the applicant to provide an updated map and show the vacant lot and the lot across the street to show what is inside the four hundred (400) foot buffer for the vernal pool. Mr. Reynolds and Mr. Curtis are already working on the storm water report.

Motion by Mr. Dill to continue the application and schedule a field walk #W23-04 – Lake Hayward Preserve (property location), Anthony Silvestri (applicant and property owner). Eleven (11) Lot Subdivision. Second by Mr.Goff and unanimously approved.

8. IWWC Enforcement Officer's Report

   Mr. Ventres noted that there will be work on Pickerel Lake Dam and will be dropping the water by 2 feet to work on it immediately.

9. Adjournment

   A motion was made by Mr. Dill to adjourn the meeting at 9:28pm. The motion was seconded by Mr. Goff and unanimously approved.

   Respectfully submitted,
   Shannon A. Goyette
   Recording Secretary