East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
May 16, 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
Members Absent: Jennifer Burton-Reeve, Bryan Goff
Also Present: James Ventres (Land Use Administrator), Jacqueline Endorf, Roger Nemergut, Jennifer Staehley, Jim Carlson, Thom Delventhal, Mark Reynolds, Ian Cole

3. Approval of Minutes

A motion by Mr. Jahne to approve the April 18, 2023, minutes as amended. Seconded by Ms. Augustiny, and unanimously approved.

6.a. Add "*which will be replaced*" after the sentence that begins, "*The old existing tank*…"

4. Bills

No new bills.

5. Field Inspection Report

There was a field walk on May 10, 2023, which Ms. Burton-Reeve, Ms. Augustiny, Mr. Dill and Mr. Ventres attended. The following properties were visited: Lake Shore Drive, 101 Newberry Road, 323 Mount Parnassus, 182 Falls Road.

6. Wetlands Permit Review

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

Mr. Nemergut noted the new plans include the addition of rain barrels. The existing and new roof leaders will discharge into rain barrels. The field walk provided good information on where the new apartment will be placed and the property layout.
The septic is being replaced; Mr. Nemergut provided an overview of where the old system was and where the new system will be installed.

Motion by Ms. Augustiny to approve application #W23-05 – George Fellner (applicant) Jacqueline Endorf (property owner), 323 Mount Parnassus Road. Proposed accessory apartment, according to plans dated 5/15/2023. Second by Mr. Jahne 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 noted that he has provided information to the owner but has not heard from him in terms of a suitable beach area and suitable plantings. He also outlined to the owner that the permit is good for 5 years, so it is important to do the job correctly. The simpler approach will work well for this property.
Ms. Augustiny noted that the owner did not outline where the dock would be but Mr. Ventres noted that the owner has to find suitable soil and location where the dock will allow for the boat to be.

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

c. #W23-07 – Geoffry Road to Haywardvill Road (property location), East Haddam Fish and Game Club (applicant and property owner). Remove Sediment from the streambeds.

Mr. Ventres noted he was expecting revised plans but has not received them yet. The overall plan has been reviewed but part of the field walk showed the need for a more detailed plan for each of the areas that will be addressed.

Motion by Mr. Dill to continue the application #W23-07 – Geoffry Road to Haywardville Road (property location), East Haddam Fish and Game Club (applicant and property owner). Remove Sediment from the streambeds. Second by Mr. Jahne and unanimously approved.

d. #W23-08 – 154 (Bashan Lake) , (property location), Justine Neild (application and property owner). Proposed home addition, detached garage, septic system repair located in the upland area. Map 057, Lot 076.

Mr. Nemergut provided an overview of the project, which is to add an addition and replace the septic system. Since there are no new bedrooms being added, the septic does not need to be replaced, but is being upgraded. The work is more than 100 feet from Bashan Lake, but there is a culvert that runs south to north across the property. Previous owners dug a ditch to discharge the culvert water along the property and eventually into Bashan Lake. Due to that, this application is being brought before the IWWC. There are no wetlands that extend into the application area, but the intermittent water course requires a review by the IWWC. The water comes off the town road and picks up water along the way until it drains into Bashan Lake. There is not much known about the existing septic system, but the information on file indicates it is between the house and the intermittent watercourse. It will be a total replacement. One source says its leaching trenches, another says it is drywells. Either way, the system will be fully replaced.
The intermittent watercourse is doing its job, so there is no work to be done within the intermittent watercourse.

Motion by Mr. Dill to continue the application and schedule a field walk #W23-08 – 154 (Bashan Lake) , (property location), Justine Neild (application and property owner).

Proposed home addition, detached garage, septic system repair located in the upland area. Map 057, Lot 076. Second by Ms. Augustiny and unanimously approved.

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

Mr. Ventres noted he was expecting revised plans but has not received them yet. Mr. Dill asked that the Public Works director join the meeting.

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. Jahne and unanimously approved.

f. #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 and the engineer.

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. Jahne and unanimously approved.

Motion by Mr. Dill to skip item 8 on the agenda and then cover item 7. Seconded by Mr. Jahne 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, a professional engineer, showed a few specific slides to provide the commission with additional information. Mr. Dill noted that one of the outstanding items is Mr. Curtis' review.
Mr. Reynolds provided an overview of the position of the property and that there are 2 different sections of the parcel. There is a 49 acre parcel and a 7.3 acres parcel across the street.
Mr. Reynolds talked about the yield plan and what that looks like under a conventional sub-division plan. There would be 12 homes spaced out. Instead of using that plan, Mr. Reynolds noted that they followed the 4 step process for a conservation sub-division which first identifies wetlands, then open space opportunities, followed by areas where the soils allow for septic system and then finally house sites are mapped in. A big part of the design is to consolidate house lots to preserve as much of the wetlands and upland review areas as possible. 75% of the land area is preserved as open space.
Mr. Reynolds provided an overview of the site drainage across the 49 acres. He revisited the drainage after the last IWWC meeting and took a "maintain the flow" approach to the vernal pool, and not an increase or decrease the flow approach. He provided an overview of that focus to the commissioners.

Mr. Cole noted the site has been studied for about 2 years. There is a detailed wetland report, plant supplemental report, detailed soil report, and detailed vernal pool report and they have submitted and received from DEEP's natural diversity database any impact on state-listed sensitive species. The use of retaining walls and reduction of roadway sizes reduce impact. Vernal pool management best practices have been used and put into place. No synthetic erosion controls will be used that could be traps for animals. The 7.3 acres is a nice parcel to protect given its proximity to the lake and its habitat.
Mr. Jahne asked about lot 6 given it has the most slope. It has an area of topography that will allow for a house to be built. Most likely the house will have a walk out basement.
Mr. Ventres noted that the finalized drainage calculations need to be submitted and then Mr. Curtis will walk the site with Mr. Ventres.
To keep the vernal pool protected, the land it is on would be deeded to the Town and marked as Town owned open space.
Lake Hayward is in the Eightmile River zone so any preserved open space would be in that watershed.
The East Haddam Conservation Commission provided feedback on the planting plan, and specific species were noted that they would like to have included.

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

8. IWWC Enforcement Officer's Report

Mr. Ventres noted the fire pond on 101 Newberry Road needs to have the silt removed from it. The owner, Mr. Carlson, noted that the pond is a mosquito breeding ground and needs to be addressed. A map has been provided by Mr. Carlson along with an outline of the process. The goal is to use an excavator to remove the silt. The pond has a pipe with a screen which has not been cleaned out. This pond is used as a fire department water pond. There is an area denoted to stockpile the material; there is no place to put that onsite so it will be trucked out after it drys out. The neighbor has not been updated on the plan. The soil in that immediate area is gravel, so there could be ground water adding to the pond as well as potentially natural springs. The fire pond pipe was put on their side of the pond due to the depth of the pond but it has filled in substantially. After answering the commissioners' questions, there were no other issues raised to the owner. Mr. Ventres will take pictures. Mr. Carlson will be in to talk with Mr. Ventres about proposed plantings.

Mr. Ventres noted that Mr. Staehley took his recommendation to dig test holes before digging an irrigation pond. He is also looking at other alternatives to a pond.

9. Adjournment

A motion was made by Mr. Jahne to adjourn the meeting at 8:51pm. The motion was seconded by Ms. Augustiny and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary