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

**Regular Meeting Minutes**
**June 20, 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, Bryan Goff, Jennifer Burton-Reeve
**Members Absent:** Daniel Jahne
**Also Present:** James Ventres (Land Use Administrator), Thomas Capasso, John Paul Garcia, Roger Nemergut

3. Approval of Minutes

***A motion by Ms. Burton-Reeve to approve the May 16, 2023, minutes as presented. Seconded by Mr. Goff, and unanimously approved.***

4. Bills

Bill from Nathan L. Jacobson and Associates for $81.83 for sub-division review of Lake Hayward.

**A motion by Mr. Goff to pay bill as presented. Seconded by Ms. Burton-Reeve, and unanimously approved.**

5. Field Inspection Report

There was a field walk on June 14, 2023, which Ms. Burton-Reeve, Ms. Augustiny and Mr. Ventres attended. The following properties were visited: 154 Smith Road.

6. Wetlands Permit Review

**a. #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 provided a re-creation of the hand-drawn map showing the property. Mr. Capasso provided an overview of the map outlining what is where on the property. On the beach, he is looking to reclaim the pre-existing beach and install some trap rock to keep the sand on the beach. Railroad ties will box out the sand from the lawn. For the dock, there are 2 sections going out 16 feet, it's about 3.5 feet deep at 16 feet out, with a U. It is about 7.5 feet deep at the end of the U, which goes out about 28 feet.

There are some plantings put along the property line to provide a natural green fence. There are 3 new red maple trees to provide sound proofing from the road. This is the start of the landscaping. The retaining wall will not be touched at this point. There was discussion at the field walk about what could be kept and what needs to be addressed in the future. He will have to come back before IWWC when he determines it is time to address the retaining wall. The dock will be constructed with a pressure treated wood frame, with IPC wood or trex decking on top. Mr. Dill noted that if the decking must be re-stained, it needs to be done outside of the water or near the water. Mr. Dill suggested thinking through the maintenance plan on the dock.

For the beach, the goal is to remove the leaf litter and put in crushed stone, as a base, for the first 5 feet, so the sand does not run out into the lake. Mr. Dill noted that the IWWC typically does not like wetlands to be filled, but noted that if materials are pulled out, materials can be put in to replace them. There is sandy material already there, so the only place sand is needed is above the water line. The railroad ties used will be purchased from Home Depot and are not real railroad ties used by railroads.

The dock will be a U-shape to support a boat lift and one side is for the jet ski and the other is for guests. The boat draft is 2feet 3 inches and is a wake boarding boat.

The U-shape supports the 22-foot length of the boat, but the length of the dock can be shortened by 8 feet and will be about 20 feet out in the lake. Mr. Capasso will reduce the length of the dock by one section. The boat lift does not require electricity. The goal is to leave the dock year-round. There is a plan to landscape and plant decorative trees with shade trees to hold the soil in place.

***Motion by Mr. Goff to approve the application #W23-06 – 182 Falls Road (property location), Thomas Capasso (applicant & property owner). Proposed dock, shed beach area and plantings, with plans dated 6/20/2023, with 1 4by 8 section of dock removed, and any sand added will be above the water line. Second by Ms. Burton-Reeve and unanimously approved.***

**b. #W23-07 – Geoffrey Road to Haywardville Road (property location), East Haddam Fish and Game Club (applicant and property owner). Remove Sediment from the streambeds.**

Mr. Garcia, P.E., provided an overview of the project as the engineer for the project. There are approximately 2.5 miles of the Eightmile River owned by the Club. In the last 25 years the maintenance of the river and pools has not been kept up. There are numerous areas along the river that have native trout. The intent is to start below Geoffrey Road, which is the easiest to get to and then work through the 6 pools approved over the next 2 or 3 years. The goal is to address the maintenance in August as the water slows down considerably. The ponds are defined and so the muck and debris need to be removed that has accumulated over the past 25 years.

Mr. Garcia provided an overview of the 7 pools and the plan for each one to get the machinery out to each. The goal is to stop downstream sedimentation and any materials pulled out will require at least a year to dry out before removing it from the site.

The club has already contacted several contractors to talk about the project and access to each. Pool 7 would be the first pool addressed, then pool 6 followed by pool 5 which is about 600-800 yards up a dirt road. These are the 3 easiest pools to work on first.

The plan is for the contractor to come in, clear out the work area and a spoils area, surround the spoils area with silt fence, then walk equipment to the pool, then excavate the material. Then once it starts to dry out, throw some rye seed on it to hold it in place and then remove it from the area after a year. If there is no water flowing, hay bales and/or silt fence will be placed across the stream to prevent sediment migration. It all depends on the water that is flowing in the stream.
The goal is to have the contractor dredge pool 7 and see how the contractor handles the work. That will determine what will be used for sediment control.

Mr. Dill asked Mr. Garcia to provide an overview of the sites that are hard to get to. Mr. Garcia showed how the machinery will be walked to each pool using old logging roads and trout stocking roads. It is possible that there may need to be monies spent to enhance the logging road. The goal is not to have the machinery to be put on/over the bridges that are in the area.

Mr. Dill asked for the future maintenance plan. Mr. Garcia noted that he would like to create a program that the Club's Land Use committee looks at the pools every year and addresses the needed maintenance over a ten-year period. The overarching plan is to have regular maintenance of the pools with enough detail to take some of the guess work out of how to address it for each of them. Mr. Dill suggested that for the pools with no roads near them, the newly created access roads be maintained. Mr. Dill asked for each pool be photographed before and after the work and perhaps in between.

The hay bales will last about 18 months, and so the sediment will be removed from behind it after it is dry. The bucket loader and mason dump truck that the club owns can be used to remove the sediment after it dries. The plan is to start the work in early July with a contractor starting the excavation work in August. Three pools are the goal this summer, but it may only be 1 depending on the contractor and work completed.

Mr. Ventres will conduct a pre-construction walk prior to the start of any work. The contractor will use the outlined plan provided to the Inland Wetland & Watercourse Commission.

Ms. Burton-Reeve asked for clarity around if the pools are spawning habitats. Mr. Garcia noted the spawning habits are not in the pools and are not being touched by this work.
Mr. Dill asked if there will be clear cutting down around the pool. Mr. Garcia noted the goal is to cut as little as possible to enable the contractor to do the job.

Ms. Augustiny asked for Mr. Garcia to maintain documentation on the process.

Mr. Ventres noted this has been forwarded to the EightMile River, who sent it to the US Fish and Game Service, who reported that the project will need to be provided via self-reporting to the US Army Corps of Engineers.

***Motion by Ms. Augustiny to approve 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 to enhance fish habitat, with plans dated 6/1/2023, with the conditions that the Land Use Officer be contacted prior to the start of each pool dredging, and photos be taken before, during and after the work and submitted to the Land Use Office. Second by Mr. Goffand unanimously approved.***

**c. #W23-08 – 154 Smith Road (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, P.E. provided an overview of the project with the two minor revisions: 1) they selected a new location for the existing shed as it conflicts with the proposed garage and 2) they added a planting plan of native shrubs between the garage and intermittent water course. Other than those 2 changes, the plan is still the same. The runoff from the garage will go into a set of infiltrators.

The proposed addition is going to be over where the old septic tank is. There will be a totally new septic system installed. There is very little information on the existing leaching field, so it is being totally replaced.

***Motion by Ms. Burton-Reeve to approve application #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, on the plans dated 6/20/2023, with the condition that the land Use Officer will be called to come out and inspect upon final planting installation. Map 057, Lot 076. Second by Mr. Goff and unanimously approved.***

**d. #W23-09 – Saunders Road (property location), East Haddam Land Trust (applicant & property owner). Wetlands crossing. Map 005, Lot 004.**

Mr. Ventres provided the narrative and the map of the 5 different purposed crossing. Mr. Ventres asked Mr. Beard to take a picture of the crossings, as many of them are very tiny at best. Samples of what has been done on Robbie Road were provided.

There are 2 trails that they want to create, and Mr. Dill asked that they provide a map of those. Mr. Ventres will ask EHLT to bring in the original application and map since the copies are hard to read. Mr. Goff also asked that they clarify if the work will be done by hand or with power equipment.

***Motion by Mr. Dill to continue the application #W23-09 – Saunders Road (property location), East Haddam Land Trust (applicant & property owner). Wetlands crossing. Map 005, Lot 004. Second by Mr. Goff and unanimously approved.***

**e. #W23-10 –3 Commerce Drive (property location), Scully Land Development LLC (applicant and property owner), construct a multi-unit industrial building and supporting facilities. Map 27, Lot 67**

Mr. Nemergut, P.E. provided an overview of the project and that the goal is to build a building that provides small businesses with places to rent and locate their trucks and equipment so that they do not have to have their equipment at a residential location. The building would be rental units and the topsoil operations and cement block bins for mulch will also be included and used by Mr. Scully. The goal is to restrict the contractor rental units to where there is parking.
There is a pipe that runs to the stream. Mr. Nemergut, P.E. provided an overview of where the pipe is and where it runs to, which is not in conflict with the building.

When the sub-division was approved, the wetland set back was 75 feet. There are portions of the construction that will be in the upland review but not in the wetlands itself. A portion of the leaching system will be in the upland review area as well. Some of the issues are that there has been work done on the property which disturbed the area, which yielded several areas unsuitable for septic. There is a meeting with the Health District to review the unusual scenario of the septic location. The site has been almost entirely disturbed, with grade changes and such. The stumps have been removed. The property is very sloped, and the thought is to use the back of the building as a retaining wall. The plan will be enhanced and include storm water management and a planting plan.

***Motion by Mr. Dill to continue the application and schedule a field walk for #W23-10 –3 Commerce Drive (property location), Scully Land Development LLC (applicant and property owner), construct a multi-unit industrial building and supporting facilities. Map 27, Lot 67. Seconded by Mr. Goff and unanimously approved.***

**f. #W23-11 – 66 Trowbridge Road (property location), Shane Dutka (applicant and property owner), construct a shed, Map082, Lot 005.**

Mr. Ventres noted the applicant would like to construct a storage shed for his farm equipment and antique cars.

***Motion by Mr. Dill to continue the application and schedule a field walk for application #W23-11 – 66 Trowbridge Road (property location), Shane Dutka (applicant and property owner), construct a shed, Map082, Lot 005. Seconded by Ms. Burton-Reeve and unanimously approved.***

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

Mr. Ventres noted nothing new to report on the application.

***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. Seconded by Ms. Burton-Reeve and unanimously approved.***

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

Mr. Ventres is still waiting for the engineer to provide final information on the culvert replacement.

***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. Seconded by Mr. Goff 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.**

No one for the applicant was present. Mr. Ventres noted that he and Mr. Curtis walked the site and provided Mr. Curtis 9 pages of review comments that need to be reviewed by the engineer and owner and the adjusted plans adjusted as such. He asked the owner and engineer to provide commentary but neither the owner nor the engineer has responded nor was an extension requested.

***Motion by Mr. Dill to deny the application without prejudice #W23-04 – Lake Hayward Preserve (property location), Anthony Silvestri (applicant and property owner. Eleven (11) Lot Subdivision), due to lack of information. Seconded by Mr. Goff and unanimously approved.***

8. IWWC Enforcement Officer's Report

Mr. Ventres noted there is nothing to report on wetlands impacts.
There are invasive species classes coming up by US Fish and Wildlife Services.
There is an issue in the Salmon River and markers to mark the channel. There was a question on whether the markers are legal or not. This is a CT DEEP issue.

9. Adjournment

***A motion was made by Mr. Dill to adjourn the meeting at 8:59pm. The motion was seconded by Mr. Goff and unanimously approved.***

Respectfully submitted,
Shannon A. Goyette
Recording Secretary