East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
July 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
Members Absent: Bryan Goff
Also Present: James Ventres (Land Use Administrator), Rich Bergman, Shane Dutka, Regina Aitoro

3. Approval of Minutes

6b. Add "committee" to after Eight Mile River.

A motion by Ms. Burton-Reeve to approve the June 20, 2023, minutes as amended. Seconded by Ms. Augustiny, and unanimously approved. Mr. Jahne abstained.

4. Bills

Nathan L. Jacobson and Associates - Bill Amount $6265.21 - Lake Hayward Preserve sub-division review. The bill will be sent to the sub-division applicant for reimbursement. .

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

5. Field Inspection Report

A field walk was held on July 12, 2023, and 4 sites were visited. The 3 East Shore Drive walk was attended by Mr. Dill, Ms. Augustiny, Ms. Burton-Reeve, and Mr. Ventres. The Commerce Drive, Bailey Road and Trowbridge Road walks were attended by Mr. Dill, Ms. Augustiny, Ms. Burton-Reeve, Mr. Jahne and Mr. Ventres.

6. Wetlands Permit Review

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

Mr. Ventres provided an update on the plans. He noted he walked the property, and the crossings are small and over intermittent streams. There are 5 crossings with 2 loops of trails, and there is a east and west connector trail. The numbers on the map represent the crossings.

Trails followed the contours of the land. Mr. Dill asked them to photograph the crossings and submit them to Mr. Ventres for reference in the future.

Motion by Ms. Augustiny to approve the application #W23-09 – Saunders Road (property location), East Haddam Land Trust (applicant & property owner). 5 wetlands crossing, with the condition that each of the crossings be photographed and submitted to the Land Use Officer. Map 005, Lot 004. Second by Mr. Jahne and unanimously approved.

b. #W23-10 –East Haddam Business Park (property location), Scully Land Development LLC (applicant and property owner), construct a multi-unit industrial building and supporting facilities. Map 27, Lot 67

Mr. Ventres noted the applicant requested the application be continued.

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

c. #W23-11 – 66 Trowbridge Road (property location), Shane Dutka (applicant and property owner), construct a shed, Map 082, Lot 005.

Mr. Dutka provided an overview of the project, which is to build a 30 x 40 cold storage building to store some antique trucks and cars and farm equipment. There is one stream on the adjacent property and the proposed shed is in the upland review area. The stream is about 70 feet from the proposed building. There will be crushed stone around the whole building. The building will have a floating slab that will be 6 inches down. Mr. Dill asked about leaking oil and if that could potentially enter the water stream. Mr. Dutka noted that it should not.

Motion by Ms. Burton-Reeve to approve the application for ##W23-11 – 66 Trowbridge Road (property location), Shane Dutka (applicant and property owner), construct a shed, with plans dated 7/18/2023 with a condition that crushed stone be placed all around the building. Map 082, Lot 005. Seconded by Mr. Jahne and unanimously approved.

d. #W23-12 – 3 East Shore Drive (property location), Vincent & Regina Aitoro (applicant & property owner). Enclose porch to an existing deck. Map 071, Lot 056.

Ms. Aitoro provided an overview of map 082, which is to turn a 2nd story porch into an enclosed space as it is not used as it currently stands. The deck was approved by the commission previously when the entire house was rebuilt. Mr. Dill asked if any conditions were put in place on the addition; Mr. Ventres noted that no conditions were put into place then.

Mr. Bergman noted that the backyard is mostly crushed stone with paver stones and any runoff will be the same as the footprint of the property is not being changed at all. There is a stone wall and more crushed stone with a green edge along the lake.

Mr. Dill noted that during the field walk, there were questions related to the roof slope. Mr. Bergman noted the roof has been raised up due to those concerns and will be carried from the old roof. There will still be some deck remaining.

The commission noted that the current plans point to the change to be more of a 3-season porch versus being a screened in porch, which could move it to becoming part of the year-round dwelling over time. Discussion ensued around how to make the deck more of an enclosed porch and remove any chance that the porch could become part of the year-round dwelling.

Mr. Dill noted that he would like no insulation, open rafters, screening from floor to ceiling and a simple plan to be resubmitted to the IWWC for review at the next meeting.
Ms. Augustiny asked Mr. Ventres for the approval that dealt with the porch.

Motion by Mr. Dill to continue the application #W23-12 – 3 East Shore Drive (property location), Vincent & Regina Aitoro (applicant & property owner). Enclose porch to an existing deck. Map 071, Lot 056. Seconded by Ms. Burton-Reeve and unanimously approved.

e. #W23-13 – 44 Bailey Road (property location), Bruce Fletcher (applicant & property owner). Proposed deck. Map 057, Lot 035.

Mr. Dill noted that this is more of a deck replacement and that the contractor does not need to join the meeting to discuss.

Motion by Mr. Dill to continue the application #W23-13 – 44 Bailey Road (property location), Bruce Fletcher (applicant & property owner). Proposed deck. Map 057, Lot 035. Seconded by Mr. Jahne and unanimously approved.

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

Mr. Ventres has no new information.

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 Mr. Jahne and unanimously approved.

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

Mr. Ventres is still waiting for the surveyor to provide more information.

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 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. Ventres noted that the applicant provided revised plans and that the plans were sent the Nathan L. Jacobson along with pertinent information and all items noted were addressed. Mr. Ventres received a response from Nathan L Jacobson and noted there are two items that may change the final plan as they are related to drainage and the road design footprint. The rest of the items are minor. The applicant will work with Nathan L. Jacobson to clear up the last 2 items and outline the plan to address the items.

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). Seconded by Mr. Jahne and unanimously approved.

8. IWWC Enforcement Officer's Report

Mr. Ventres noted that there are statute changes regarding certified mail so the regulations will need to be updated.

Mr. Ventres received a message from the DEEP related to P&Z regulations regarding forestry project review. Over the next month, he will write a draft to align forestry projects regulations to that of the State's regulations.

Mr. Ventres noted that Ms. Augustiny, Mr. Jahne and Mr. Goff are all up for reappointment. The term is for another 2-year term.

Motion by Mr. Dill to send a letter to the Selectmen that Ms. Augustiny, Mr. Jahne and Mr. Goff be reappointed to the IWWC. Seconded by Ms. Burton-Reeve and unanimously approved.

9. Adjournment

A motion was made by Mr. Jahne to adjourn the meeting at 8:23pm. The motion was seconded by Ms. Burton-Reeve and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary