East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
August 15, 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, Daniel Jahne, Jennifer Burton-Reeve
Members Absent:
Also Present: James Ventres (Land Use Administrator), Roger Nemergut, P.E., Ryan Scully, Mark Reynolds, P.E.

3. Approval of Minutes

Page 4, update motion to Selectmen to "recommend appointment."

A motion by Ms. Burton-Reeve to approve the July 18, 2023, minutes as amended. Seconded by Mr. Goff, and unanimously approved.

4. Bills

$1963.03 Lake Hayward sub-division by Nathan L. Jacobson

A motion by Mr. Goff to pay bill as presented. Seconded by Mr. Jahne, and unanimously approved.

5. Field Inspection Report

No field inspection this month.

6. Wetlands Permit Review

a. #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. Nemergut, P.E. provided an overview of the project. Lot is 1.77 acres. It's Lot 7 in the East Haddam Business Park Sub-division. The plan is to build an industrial building – 60'wide, 155' long, with units that small trade contractors can rent out to use for their business. Generally, they are occupied by about 2 people per unit, with most people not there during the day due to the people being on job sites. The septic has been designed for 4 people per unit.

At the south end of the property, off the property, is a pond, which discharges onto the property. There is a pond drainage pipe that Mr. Nemergut did not find in the overgrown bush. The pond is a dug-out pond, and Mr. Nemergut noted that they will riprap the bank. There is also parking and roof drainage from a developed lot that is to the southeast, and there is a pipe that also runs onto the property. Mr. Nemergut reviewed the full wetlands impact of this application. There is pond runoff and the developed property and the wetlands that exist on the property. The goal is to create a spot to trap sediment that prevents it from exiting the property. There is a sediment basin with plantings down the side of the lot.

The parking for the units will be a flat area, but the building will be built into the bank. The focus of how it has been designed is to minimize the amount of work and impact the lot needed to build the building.

Right now, the owner is in the process of doing topsoil processing on the site already. That is an ongoing operation. When the top-soil stripping happens for construction of the building it will be put into the existing soil processing operations.

The runoff from the paved parking and the roof will be captured and run into a rain garden that has its own planting plan. There is a stone wall on the plan, which has existing stockpiles of stone, but no wall is intended to be there. The goal is to sell the stones for other jobs. Mr. Scully noted the material comes and goes. Because this is an ongoing topsoil operation, there is a silt fence that will be added and be a permanent feature, down gradient from the pile. The building footing drains will discharge into the existing storm drain. The driveway grade is being raised a bit. The well will be in the back. The septic is in the only area that was not disturbed and is suitable for septic, according to the meeting they held with the Chatham Health District. The parking area has already been cleared.

Currently from the existing building that's there, there is a way to access this property. There is a new access that is going to be installed that will become the primary access.
The rain garden will pick up the first 1" of rain from the roof and first 1" of rain of parking lot runoff. After that fills up, the side of the rain garden is level and will function as a level spreader.
Mr. Goff asked what would trigger an additional review by the Chatham Health District. Mr. Ventres noted that if there is a building permit to change the configuration of the building, that would trigger a new Chatham Health District review.
Mr. Scully noted that there will be as much maintained grass as possible once the building is in place.

Motion by Ms. Augustiny to approve 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, with additional modification for water retention, with the plans dated 8/15/2023, with the addition of riprap on the pond outlet and vegetation coverup on the exposed land. Map 27, Lot 67. Seconded by Mr. Goff and unanimously approved.

b. #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 let Mr. Ventres know that the contractor was not able to attend the meeting. Mr. Ventres provided prior approval for the open deck in 2017 to the commissioners. The new application is to put a roof over the existing deck. Mr. Ventres has not received the new plan yet.

Motion by Ms. Burton-Reeve 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 Mr. Goff and unanimously approved.

c. #W23-17 – 44 Bailey Road (property location), Bruce Fletcher (applicant & property owner). Proposed deck. Map 057, Lot 035.

Mr. Ventres noted that this is the site where the contractor provided an overview of it during the site walk. The Commissioners did not have any other questions. Ms. Augustiny asked that the owner can take a picture upon work completion and submit it to Mr. Ventres for the record.

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

d. #W23-13 – 97 Bone Mill Road, (property location), Scott Brown & Tomasetti Jamie (applicant & property owner). Proposed barn and guest house. Map 003, Lot 006.

This is a new application but is an old application. The location was approved prior, but the structure is a bit different. The application approval went past the 10 years limit, so the owners need to resubmit for approval. The structure location has changed slightly but the design is what changed the most, but Mr. Ventres noted that even that has not changed much. Ms. Augustiny would like to have another field walk.

Motion by Mr. Dill to schedule a field walk and continue the application #W23-13 – 97 Bone Mill Road, (property location), Scott Brown & Tomasetti Jamie (applicant & property owner). Proposed barn and guest house. Map 003, Lot 006. Seconded by Mr. Goff and unanimously approved.

e. #W23-14 – 108 Bashan Road (property location), Peter Albrycht (applicant & property owner). Proposed drystone reinforcement. Map 058, Lot 129.

Mr. Ventres noted that the IWWC has been to this property before for other items. The goal is to address the wake that is causing erosion issues. This is at Moodus Reservoir.

Motion by Mr. Dill to schedule a field walk and continue the application #W23-14 – 108 Bashan Road (property location), Peter Albrycht (applicant & property owner). Proposed drystone reinforcement. Map 058, Lot 129. Seconded by Mr. Goff and unanimously approved.

f. #W23-15 – Desmond Road (property location), Alexis Devlin (applicant), Karen Leary (property owner). Proposed single family home. Map 057, Lot 123.

Mr. Ventres noted this is an existing lot of record prior to zoning but requires wetland approval to get the driveway installed. There is a major slope to the property so there is a storm water management plan.

Motion by Mr. Dill to schedule a field walk and continue the application #W23-15 – Desmond Road (property location), Alexis Devlin (applicant), Karen Leary (property owner). Proposed single family home. Map 057, Lot 123. Seconded by Ms. Burton-Reeve and unanimously approved.

g. #W23-16 – 10 Foxtown Road (property location), Emily Mueller (applicant & property owner). Proposed construction of a pond. Map 043, Lot 008.

Mr. Ventres noted that the owner would like to install a farm pond and approached him about 3 years ago about it. Mr. Ventres noted it used to be mowed, but now there are phragmite growing there which tells him that there is standing water.

Motion by Mr. Dill to schedule a field walk and continue the application #W23-16 – 10 Foxtown Road (property location), Emily Mueller (applicant & property owner). Proposed construction of a pond. Map 043, Lot 008. Seconded by Mr. Goff and unanimously approved.

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

Mr. Ventres asked the IWWC to continue the application. Public Works has not provided directions to remove from the agenda yet. Ms. Augustiny noted that the Eight Mile River has some funds that may be able to be used to help Public Works with getting this completed.

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.

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

Mr. Ventres noted that Mr. Dutch will complete the plans by this fall.

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.

   Mr. Ventres received a report back from Mr. Curtis of N.L. Jacobson and Associates with one page of what the plan consists of and one page of comments. The construction of the culverts has been resolved. There are a few minor items that require notes to be added to the plan. The sizing of the culverts for the crossing, which was a showstopper at the last meeting, has been revised. The crossing has now been designed to meet the 50-year storm, and the cross-section has been revised to support that. The pipes are now 24" and Mr. Curtis has reviewed and agrees with the sizing. The crossing is still the same, with 2 retaining walls to reduce the footprint. There were safety related issues that were updated in line with Mr. Curtis' recommendations. There are a few small things that need to be relabeled on the plan which the applicants will do. The application also has started its P&Z review.
   The low density of the houses, 11 houses across 66 acres, constitutes the least density of the development around the whole lake.

   Motion by Ms. Augustiny to approve application #W23-04 – Lake Hayward Preserve (property location), Anthony Silvestri (applicant and property owner. Eleven (11) Lot Subdivision), with plans dated 8/14/2023, with the accompanying letter from Nathan L. Jacobson and the inclusion of final details outlined in that letter. Seconded by Mr. Goff and unanimously approved.

8. IWWC Enforcement Officer's Report

   Mr. Ventres provided pictures of the finished trails off Honey Hill, of the 5 crossings.
   Mr. Dill received a phone call about some clearing and trailer installation on the Cone property. Mr. Ventres will check out the property and if there is any issue.

9. Adjournment

   A motion was made by Mr. Goff to adjourn the meeting at 8:28pm. The motion was seconded by Ms. Burton-Reeve and unanimously approved.

   Respectfully submitted,
   Shannon A. Goyette
   Recording Secretary