East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
October 17, 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, David Walls
Members Absent: Bryan Goff
Also Present: James Ventres (Land Use Administrator), Emily Mueller, Mark Schock, Mary Schutran, Creed Covone, Richard Lagace, Scott Jezek,

Mr. Dill appointed Mr. Walls to vote in place of Mr. Goff.

3. Approval of Minutes

6.d. Add *proposed* in front of "There is a single-family home…"
Under 3 minutes, remove the strike through of "to"

A motion by Ms. Augustiny to approve the September 19, 2023, minutes as amended. Seconded by Mr. Jahne, and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

Mr. Dill, Ms. Augustiny, Mr. Jahne, Mr. Walls, Mr. Delvethenal from EHCC and Mr. Ventres visited 6 sites, 184 Falls Road, 170 Falls Road, 161 Alger Road, 74 Smith Road Cottage 27, 92 Lakeside Drive, East Shore Drive for town owned property, on September 20, 2023.

6. Wetlands Permit Review

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

Mr. Covone, the contractor, provided an overview of the project and provided aerial photographs of the area which showed a view of the property line and the project. Mr. Covone will email the photographs to Mr. Ventres. The water that is already there is about 4 to 5 feet

deep. Mr. Covone described what the spillway is. There is no piping, and he wants it to look like a spring, with no piping or drainage. When the water flows out, there is no concern about erosion. The old stonewalls will stay. There is a huge area for water to go if it overflows, and no culvert crossing the road. The goal is to leave all the trees as they are. Less is more in terms of getting the project completed. The area will be graded due to being either high or low in the field, outside of the water. The pond will be cleaned up as well. The road will be big enough for a truck to access but will be a gravel road and the area will be primarily pastureland.

Motion by Ms. Augustiny to approve application #W23-16 – 10 Foxtown Road (property location), Emily Mueller (applicant & property owner). Proposed construction of a pond, with the condition that photographs of the finished project will be provided to the Land Use Office. Map 043, Lot 008. Seconded by Ms. Burton-Reeve and unanimously approved.

b. #W23-18 – 74 Smith Road, Cottage #27, (BL), (property Location), Mary Shutran, (Wildwood Inc.) (applicant & property owner). Proposed Deck. Map 049, Lot 009.

Ms. Shutran provided an overview, she would like to add a deck on the lakeside of the structure and there will be no additional steps coming off the deck. There will not be an additional door added. The reason is that through the drought, the old oaks are now dying, and the shady part of the lot has shrunk. The goal is creating a usable outdoor space for herself. It will sit on piers and will have a railing. There is no roof, and the goal is not to create indoor space. Any changes to the use of this space requires a new review by the IWWC.

Motion by Mr. Jahne to approve the application #W23-18 – 74 Smith Road, Cottage #27, (BL), (property Location), Shutran Mary, (Wildwood Inc.) (applicant & property owner). Proposed Deck, per the sketch dated 10/17/2023 with no covering, and per the dimensions in the diagram. Map 049, Lot 009. Seconded by Ms. Burton-Reeve and unanimously approved.

c. #W23-19 – 170 Falls Road, (MR), (property location), Michael & Ann Berte (applicant & property owners). Replace rocks at the water edge with stone wall. Map 075, Lot 132.

Mr. Ventres noted that the applicant was not present but was considering changing the plans given the cost.

Motion by Mr. Dill to continue the application #W23-19 – 170 Falls Road, (MR), (property location), Michael & Ann Berte (applicant & property owners). Replace rocks at the water edge with pavers. Map 075, Lot 132. Seconded by Ms. Burton-Reeve and unanimously approved.

d. #W23-20 – 161 Alger Road (property location), Richard Lagace (applicant & property owner). Two (2) lot subdivision, detention basin located in the upland review area. Map 057, Lot 141.

Mr. Dill asked Mr. Lagace about where the house was going to be located. The house is going to be closer to the embankment than the road. The settling basin is at the bottom of the steep

slope, and Mr. Ventres noted that in the initial plan there were pipes running there, but in the field walk, there were discussions on potential pipe clogging over time. The plans were changed to remove the pipes, as it is over 100 feet in length. Everything is going to be directed to that area with the water finding its way to the settling basin. Under sub-division regulation, the goal is that on any new sub-divisions, to have zero run off from the property. The settling basin will be a rain garden and will keep the water on the property. Mr. Ventres provided an overview as to why the rain garden is needed for the property. There will be gutters on the house, which will spill onto the ground and dissipate across the ground.

Motion by Mr. Dill to approve the application #W23-20 – 161 Alger Road (property location), Richard Lagace (applicant & property owner). Two (2) lot subdivision, detention basin located in the upland review area. In addition to being approved, Mr. Ventres will send a letter to the Planning & Zoning Commission that this application meets the need of the IWWC, based on the 10/17/2023 drawing. Map 057, Lot 141. Seconded by Ms. Augustiny and unanimously approved.

e. #W23-21 – 184 Falls Road, (MR), (property location), David & Deborah Rabon (applicant & property owner). Proposed dock. Map 075, Lot 125.

The applicant did not join the meeting, but Mr. Ventres provided a high-level overview of the dock. The dock comes in sections so they can be clicked together or taken apart. It will be 3 sections of 8 feet, with 24 feet out with an L off the end. The dock will rest on the stone at the edge of the lake.

Motion by Ms. Burton-Reeve to approve the application #W23-21 – 184 Falls Road, (MR), (property location), David & Deborah Rabon (applicant & property owner). Proposed dock, with conditions that pictures of the work will be submitted upon the end of the project, with plans dated 8/23/2023. Map 075, Lot 125. Seconded by Ms. Augustiny and unanimously approved.

f. #W23-22 – 92 Lakeside Drive (property location), Mark & Kelly Schock (applicants & property owners). Proposed addition. Map 058, Lot 062

Mr. Schock provided an overview of the project. The plan is to extend the property 10 feet out. There are 2 small storage areas at the back, which would be replaced with a new addition. The goal is to reduce the house from 3 bedrooms to 2 bedrooms and install a new septic system. There is quite a bit of water in the back, and the idea is to put a foundation in and extend the house. The storage areas are separate from the house and are on concrete pads. The floor level of the addition will be the same height at the floor level of the house currently. The goal is to address the hand dug swale and dig a new one to keep the water away from the house. There is a dug well that must be abandoned, as part of the public health code. In the top northeast corner is where the new well will be installed.
Mr. Charlie Dutch, the surveyor, needs to add the swale onto the plan; construction cannot begin until the final swale is on the plan. Mr. Schock is going to start the project with the well and septic system, so there is time to get the plan updated prior to the construction starting.

Discussion ensued related to how to move the application forward without the swale included on the plans. In addition, erosion control needs to be added to the plans as well. The swale needs to have a seeding plan as well or be stone lined to make maintenance easier.

Motion by Mr. Dill to conditionally approve the application until Dutch Associates provides an updated plan to include the swale with the plan showing how the swale is to be constructed and erosion control for the area for #W23-22 – 92 Lakeside Drive (property location), Mark & Kelly Schock (applicants & property owners). Proposed addition. Map 058, Lot 062. Seconded by Ms. Augustiny and unanimously approved. Ms. Burton-Reeve abstained.

g. #W23-23 – 74 Smith Road, Cottage #15 (property location), Anthony Berner (applicant & property owner). Proposed dry stone along waterfront to prevent erosion. Map 049, Lot 170.

Mr. Ventres is going to have Mr. Berner submit a picture of what rocks will be used. He is also asking the applicant for a better drawing as well. Ms. Augustiny asked that the applicant bring a more complete plan at the next meeting.

Motion by Mr. Dill to continue the application #W23-23 – 74 Smith Road, Cottage #15 (property location), Anthony Berner (applicant & property owner). Proposed dry stone along waterfront to prevent erosion. Map 049, Lot 170. Seconded by Ms. Burton-Reeve and unanimously approved.

h. #W23-24 – 72 Hilltop Road (property location), James Manfredi (applicant & property owner). Proposed patio & walkway. Map 067, Lot 170.

Field walk needed and better drawings are needed.

Motion by Ms. Augustiny to schedule a field walk and continue the application #W23-24 – 72 Hilltop Road (property location), James Manfredi (applicant & property owner). Proposed patio & walkway. Map 067, Lot 170. Seconded by Ms. Burton-Reeve and unanimously approved.

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

Mr. Ventres noted there has been no activity on this item.

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.

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

Mr. Ventres received comments from Mr. Curtis, P.E., and they have been sent back to Dutch Associates to be addressed. The culverts will be boxes. While the storm water calculations are correct, Mr. Curtis is concerned the size of the boxes are too big.

Motion by Mr. Dill to continue the application #W22-19 – East Shore drive (property location), Town of East Haddam (property owner), proposed culvert replacement. Seconded by Mr. Jahne and unanimously approved.

7. IWWC Enforcement Officer's Report

Mr. Ventres noted that the State of Connecticut said that while the Town is practicing its regulations correctly, there needs to be review of the Forest Practice Regulations, since East Haddam is one of the handful of towns who can manage their own forests logging operations instead of the State. Mr. Dill and Mr. Ventres received a complaint from a neighbor of the Fox Hopyard Golf Course that the Fox Hopyard Golf Course cut down trees that they did not have permission to. Mr. Ventres will put this on the agenda for discussion at the next meeting. About ¼ acre was cut but was not excavated or graded. The work was done in March 2023.

8. Adjournment

A motion was made by Ms. Augustiny to adjourn the meeting at 8:50pm. The motion was seconded by Ms. Burton-Reeve and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary