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

**Regular Meeting Minutes**
**November 21, 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, David Walls
**Members Absent:** Daniel Jahne
**Also Present:** James Ventres (Land Use Administrator), Jim Manfredi, Maureen McGrath, Anthony Berner, Michael Berte, Ann Berte, Mark Lampmardo

## 3. Approval of Minutes

***A motion by Mr. Goff to approve the October 17, 2023, minutes as presented. Seconded by Mr. Walls, and unanimously approved.***

4. 2024 Annual Calendar Scheduled Meetings

***A motion by Mr. Goff to approve the schedule of 2024 meetings as presented. Seconded by Ms. Burton-Reeve, and unanimously approved.***

## 5. Bills

No bills.

## 6. Field Inspection Report

Ms. Augustiny, Ms. Burton-Reeve, and Mr. Ventres visited 4 sites: 72 Hilltop Road, 12 Shore Road, 52 Shore Road, and Mt. Parnassus Road Lions Club property, on November 19.

## 7. Wetlands Permit Review

### a. #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.

Ms. Berte discussed the change to the plan that was made since the last meeting and the plan that was presented. She provided photos of one of her neighbors' walls and would like to use the types of rocks used in that wall. It would be a dry stacked wall. The Rock Doctor is the contractor who will be used, and he built the neighbor's wall which is what the wall will be modeled after. He places crushed stone behind the wall to allow the wall to have some flexibility. From the ledge to the sides is about 60 or 70 feet, and in the middle, there will be a

return. There is sand there now. There is no planting plan in mind currently, but she would like to investigate the list of plants provided to her and use some of those to plant the area once the wall is built.

Discussion ensued related to the plan and how it would be designed. There will not be any heavy equipment used; it will mostly hand work used to build the wall. The wall will be about 14 inches above the water line, the goal is not to go too much above the dirt. The existing rocks will be removed by the contractor.

***Motion by Ms. Burton-Reeve to approve the application #W23-19 – 170 Falls Road, (MR), (property location), Michael & Ann Berte (applicant & property owners). Replace rocks at the water edge with stone wall, in accordance with pictures dated 11/21/2023 and that the owners provide photos of the finished work to the Land Use Officer. Map 075, Lot 132. Seconded by Mr. Goff and unanimously approved.***

**b. #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 009.**

Mr. Berner outlined the plan which is to build a dry stacked wall with crushed stone behind it. It will be about 4 inches above the water level. It's possible that a mini excavator may be used to bring in the stone, which are on the larger side. The idea is to stop the erosion. The wall would be established right at the water line which will require minor excavation to build. The base would probably be about 2 feet wide of crushed stone.

***Motion by Mr. Goff to approve the application #W23-23 – 74 Smith Road, Cottage #15 (property location), Anthony Berner (applicant & property owner). Proposed dry stone along waterfront to prevent erosion, in accordance with the plan dated 11/21/2023 and that the owner provides photos of the finished work to the Land Use Officer. Map 049, Lot 009. Seconded by Mr. Walls and unanimously approved.***

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

Mr. Ventres provided a revision to the drawing and the commissioners were mailed the site plan. The topography of the pre-existing condition is shown on the map.

Mr. Manfredi outlined that the pavers used will be permeable and allow water to run through them. It will be all hand work with no equipment. There will be a rail on the stairs. The patio has no roof on it. There are 2 proposed patios, one on the left-hand side of the house and one down below that has a walkway connecting it to the stairs.

***Motion by Mr. Walls to approve the application #W23-24 – 72 Hilltop Road (property location), James Manfredi (applicant & property owner). Proposed patio & walkway, in accordance with the plans 11/21/2023, and that the owners provide photos to the Land Use Office of the finished work. Map 067, Lot 170. Seconded by Mr. Goff and unanimously approved.***

**d. New application #W23-25 – Mt Parnassus Road (property location), Robert Smith (applicant), East Haddam Lions Club Pond (property owner). Proposed construction of a pavilion. Map 027, Lot 106**

Mr. Ventres provided an update to the Commission. The goal is to provide a place for skaters in the wintertime, a viewing area during the summer and year-round access to the pond. This will not affect the area that has endangered orchids.

***Motion by Mr. Dill to continue the application #W23-25 – Mt Parnassus Road (property location), Robert Smith (applicant), East Haddam Lions Club Pond (property owner). Proposed construction of a pavilion. Map 027, Lot 106. Seconded by Mr. Goff and unanimously approved.***

**e. New application #W23-26 – 12 Shore Road (MR), (property location), Mark Lampmardo & Wendy Farrell (applicant and property owner). Proposed construction of a retaining wall. Map 071, Lot 027.**

Mr. Ventres outlined that this plan has been revised and can use the normal application of tucking stone under vegetation. Mr. Lampmardo stated it will be between 18 and 24 inches high. It is on Moodus Reservoir. The application of stones on the side hill will preserve the shore. The property is in the cove and while there is no wave action, there is ice that heaves and hits the wall, causing issues. The plantings would be at top. He would like to explore the plantings once the stones are in place. The existing vegetation, elderberry, and brush will be allowed to regrow as it is holding the area in place. The stones will not be uniform round but angular to settle into place better.

***Motion by Mr. Dill to continue the application #W23-26 – 12 Shore Road (MR), (property location), Mark Lampmardo & Wendy Farrell (applicant and property owner). Proposed construction of a retaining wall. Map 071, Lot 027. Seconded by Ms. Burton-Reeve and unanimously approved.***

**f. #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.

***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. Goff and unanimously approved.***

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

Mr. Ventres is waiting for Mr. Dutch to respond to Mr. Curtis' response. The road is only 15 feet and cannot be made to be 25 feet which is a standard road size. There is no backflow from the lake or any fisheries concern. Mr. Curtis had no issues with the drainage calculation.

***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. Walls and unanimously approved.***

8. **IWWC Enforcement Officer's Report**

a. Fox Hopyard Golf Course and property of Deborah Mazer

Mr. Ventres noted that the field inspection did not happen. The activity occurred in March. The work was cutting trees but did not change the path of the stream. It was on private property. Mr. Dill noted that he and Mr. Ventres will visit the site before the next meeting.

Mr. Ventres will add the forestry regulations as a January agenda item.

**9. Executive Session**

***A motion was made by Mr. Dill to enter Executive Session to discuss office operations. The motion was seconded by Mr. Goff and unanimously approved.***
***A motion was made by Mr. Dill to go out of Executive Session, seconded by Mr. Goff and unanimously approved.***
***No votes taken; no decisions made.***

*10.* **Adjournment**

***A motion was made by Ms. Augustiny to adjourn the meeting at 8:33pm. The motion was seconded by Mr. Goff and unanimously approved.***

Respectfully submitted,
Shannon A. Goyette
Recording Secretary