East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
December 19, 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, Jennifer Burton-Reeve, David Walls
Members Absent: Daniel Jahne, Bryan Goff
Also Present: James Ventres (Land Use Administrator), Mark Lamomardo, Ed Veselak, Marianne Westcott, Bob Smith

Mr. Dill appointed Mr. Walls as a voting member of the Commission due to absences.

3. Approval of Minutes

A motion by Ms. Augustiny to approve the November 21, 2023, minutes as presented. Seconded by Ms. Burton-Reeve, and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

Mr. Ventres and Mr. Dill visited Fox Hopyard and the property of Deborah Mazer.

6. Wetlands Permit Review

a. 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 reviewed the map handed out at the last meeting. Mr. Smith attended to answer any questions the commission had. He provided a rundown of how the pavilion would be constructed. The location was offered to the Town by the Rotary Club, but the Town did not want the liability and the Lions Club stepped in to take over the property as they did not want to see the property disappear from the community. The goal is to move the Christmas tree sales to this location and have picnic tables for people to sit and watch skating during the winter and sit to look at the scenery during the rest of the year. The flooring is going to be stone. Mr. Smith noted that any upgrades would be brought before the commission if they were planned. There will be concrete footings under the poles, but they are way more than they need. Footing is a better idea, but there is not going to be much weight on them. Mr.

Ventres noted the map is not to scale and where the pavilion would be is on high and dry land. There is an existing parking lot which is part of the property. There are no plans to expand the parking lot currently. The pavilion is going to be open with no sides on it.

Motion by Ms. Burton-Reeve to approve the application #W23-25 – Mt Parnassus Road (property location), Robert Smith (applicant), East Haddam Lions Club Pond (property owner). Proposed construction of a pavilion, with plans dated 12/19/2023, and continue the pre-approved trench and walkway from about 5 years ago. Map 027, Lot 106. Seconded by Mr. Walls and unanimously approved.

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

Mr. Ventres noted this was reviewed last month and there is a portion of a busted up retaining wall in place with some good tree growth on that retaining soil. The discussion was to put the stones on an angle. The contractor will start at the bottom and stack the stones to deflect the waves due to the angle of the stones. Mr. Ventres noted 3 conditions: 1) the shrubs will remain in place as they are holding the shore in place now, 2) there was a section of shrubs that was cut that must be allowed to regrow, and 3) the owner will provide pictures once complete.

Motion by Ms. Burton-Reeve to approve the application #W23-26 – 12 Shore Road (MR), (property location), Mark Lapomardo & Wendy Farrell (applicant and property owner). Proposed construction of a retaining wall, with plans and construction details 12/19/2023, with pictures to be submitted upon completion, and native vegetation be used to support the bank. Map 071, Lot 027. Seconded by Ms. Augustiny and unanimously approved.

c. #W23-27 – 52 Shore Road (MR), (property location), Marianne Westcott (applicant and property owner). Proposed construction of a pavilion. Map 067, Lot 034.

Mr. Ventres shared the as built and the construction diagram. This is not replacing an existing shed. The diagram shows a wooden base, to keep it flat, with spaces to allow water to seep through. Under the pavilion will be a gravel pad that extends out. The pavilion will be built on site, due to the septic system. It will be a contractor who builds the pavilion on site.

Motion by Ms. Augustiny to approve application #W23-27 – 52 Shore Road (MR), (property location), Marianne Westcott (applicant and property owner). Proposed construction of a pavilion, with plans dated 12/19/2023 and with pictures to be provided upon work completion. Map 067, Lot 034. Seconded by Ms. Augustiny and unanimously approved.

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

Mr. Ventres noted that Mr. Dutch has not provided comments back on Mr. Curtis' feedback yet.

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 Ms. Burton-Reeve and unanimously approved.

7. IWWC Enforcement Officer's Report

a. Fox Hopyard Golf Course and property of Deborah Mazer

Mr. Ventres and Mr. Dill visited the property. There are now wetland plants in the space where the cutting occurred. Mr. Ventres also reviewed the entire golf course where there were wetlands impact with the new Superintendent, who wants to get the golf course to be certified by the Audobon Society. The new superintendent also talked about the dying trees that have changed the landscape and changed the toughness of the course. Mr. Ventres noted that if there are dead trees that must be removed, those trees need to be addressed in a timely manner. They are trying to cut the water consumption in half and reduce the pesticide load as well. Mr. Dill presented a copy of the letter he would like to send to the golf course, both addressing the wetlands violation on private property and letting the golf course management know that the IWWC has asked the Land Use Officer to keep a closer watch on the golf course wetlands.

Motion by Mr. Walls to approve the letter to be sent to the superintendent of Fox Hopyard Golf Course. Seconded by Ms. Burton-Reeve and unanimously approved.

b. Proposed forestry regulations

Mr. Ventres noted that the regulations will be reviewed at the January meeting.

c. Storm damage to town roads

Beebe Road will require evaluation to see how much damage was done with the last storm. Mr. Dill noted that the culvert in place has been blocked by the beavers which will require Public Works to address. Mr. Dill noted that he does not think the culvert was ever sized appropriately.

Mr. Ventres also noted that the south Sheepskin Hollow section has a pond near Dale King's property that will require work to replace the existing pipes. More information will be provided.

8. Adjournment

A motion was made by Ms. Burton-Reeve to adjourn the meeting at 8:08pm. The motion was seconded by Mr. Walls and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary