East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
February 20, 2024

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, Daniel Jahne, Bryan Goff
Members Absent: Mary Augustiny, Jennifer Burton-Reeve, David Walls
Also Present: James Ventres (Land Use Administrator), Edward Veselak, David Erlandson.

3. Approval of Minutes

A motion by Mr. Goff to approve the December 19, 2023, minutes as presented. Seconded by Mr. Jahne, and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

Field walk held on Sunday, Feb. 11, 2024. In attendance was Mr. Dill, Ms. Augustiny, Mr. Walls and Mr. Ventres. 6 sites visited – 191 East Shore Dr., 7 Banning Road, 42 Hemlock Valley Road, 8 Shore Drive, 251 EH Colchester Turnpike, 423 East Haddam Moodus Road.

6. Wetlands Permit Review

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

Mr. Ventres asked Mr. Dutch to address the comments from Mr. Curtis and provide a finalized map. It has not been provided 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 Mr. Goff and unanimously approved.

b. New application #W24-01 – 8 Shore Road (UMR), property location, Mr. Edward J. Veselak Jr. applicant and property owner. Map 67, Lot 069. Proposal to rebuild existing retaining wall.

Mr. Veselak provided an overview of the retaining wall replacement. The current wall will be replaced and stay in line from property line to property line. The height is about 2.5 to 3 feet, but the footing will be dug down a bit. There will be slab steps put into place as well, that are solid granite. It is about 60 feet in length.
Mr. Ventres has a dry wall construction diagram which shows how the footing will be installed and the stones will be placed. Mr. Ventres will print out the Assessor's map and include that in the file. The neighbor was approved recently, and the wall will be continued. Photos will be provided of the before and after by Mr. Veselak. Work will begin tomorrow if approved.

Motion by Mr. Goff to approve the application #W24-01 – 8 Shore Road (UMR), property location, Mr. Edward J. Veselak Jr. applicant and property owner. Map 67, Lot 069. Proposal to rebuild existing retaining wall. Seconded by Mr. Jahne and unanimously approved.

c. #W24-02 – 7 Banning Road, property location, Richard Lagace, applicant and property owner. Map 003, Lot 042. Proposed pond for fish and recreation.

Mr. Ventres provided some planting guides to Mr. Lagace and a map with the topography. Mr. Lagace will attend the next meeting to provide an update on the plantings. The pond will be a dug out pond without a dike or a dam. Mr. Ventres will provide some spillway diagrams. The spoils will be brought toward Route 82 and spread around and seeded.

Motion by Mr. Dill to continue the application #W24-02 – 7 Banning Road, property location, Richard Legace, applicant and property owner. Map 003, Lot 042. Proposed pond for fish and recreation. Seconded by Mr. Goff and unanimously approved.

d. #W23-04 – 251 EH Colchester Turnpike (LMR), property location, Jason Dimartino, applicant and property owner. Map 066, Lot 290. Proposed dock.

Mr. Ventres provided a packet with the information. Mrs. Marsha Dimartino provided an overview of the project. There is a steep bank that they want to install stairs into, a boardwalk they want to install due to the muddy area that must be walked through currently and a dock they want to install. This is a shared property between 3 property owners. Mr. Dill asked if 1 dock could be installed that everyone uses. Mrs. Dimartino noted that the property owners do not always get along, so everyone wants their own space.
The dock will go out 16 feet and they have an 18-foot-long board walk. There will not be a problem with the length of the dock and mooring the boat to the dock. The dock width is 5 feet.
The dock will be steel and will not be removed. It sits on corkscrew posts.
The silt fence will be put at the edge of the water to ensure there is no erosion from the area that the stair installation would be. The Commission noted that the silt fence can be brought up to near the area being disturbed.
The stairs will be timber and stone. The construction is going to be hand construction.

Motion by Mr. Dill to continue the application #W23-04 – 251 EH Colchester Turnpike (LMR), property location, Jason Dimartino, applicant, and property owner. Map 066, Lot 290. Proposed dock. Seconded by Mr. Goff and unanimously approved.

e. #W24-05 – 423 East Haddam Moodus Road, property location, Brownell Properties, applicant, and property owner. Map 064, Lot 049. Proposed excavating and construction of a driveway.

Mr. Erlandson, Professional Engineer, and co-owner of the property provided an overview of the project. The goal is to create a parking lot and driveway on the property. Historically the property is known as Brownell and was a twine manufacturing facility. In the past, the building was completely occupied by Brownell, so they were able to access it in several ways. After trying to find tenants for large spaces of the building, the owners have realized that renting out large commercial space in Moodus is very difficult, so they would like to eliminate a man-made sluiceway and install a new parking area and driveway to allow for additional access to the building. The sluiceway has not been used since power was run to the building.
When the original plan was submitted, there was no topography and now that has been provided to show the grades on the parking area and the driveway.
Mr. Erlandson provided an overview of the new access due to eliminating the sluiceway.
All buildings included, there is about 80,000 square feet of space available. It is difficult to find one manufacturer to rent 10,000 square feet, let alone 80,000 square feet, so the owners have decided to divide the space.
The driveway is not currently proposed to be paved as there are other capital projects that the owners are looking to complete on the building.
The Commission asked for the proposed seeding plan.

Motion by Mr. Dill to continue the application #W24-05 – 423 East Haddam Moodus Road, property location, Brownell Properties, applicant, and property owner. Map 064, Lot 049. Proposed excavating and construction of a driveway. Seconded by Mr. Jahne and unanimously approved.

f. #W24-06 – 74 Smith Road, Cottage 35 (BL), property location, Mary Milewski, applicant, and property owner. Map 049, Lot 071. Proposed dock.

Mr. Ventres noted that this is part of Wildwood, and the gate is locked so there is no access. There is no access to the property until April, so the application will be held until the next meeting.

Motion by Mr. Dill to continue the application and add it to the field walk schedule #W24-06 – 74 Smith Road, Cottage 35 (BL), property location, Mary Milewski, applicant, and property owner. Map 049, Lot 071. Proposed dock. Seconded by Mr. Goff and unanimously approved.

g. #W24-07 – 191 East Shore Drive (LH), property location, David Blumenkrantz & Louann Virgil, applicants, and property owners. Map 80, Lot 396. Proposed removal of structure and rebuild a single-family home.

Mr. Ventres provided a packet with the revised site plan and architectural drawings of the building. The engineer still needs to talk with the client about the planting plans along the stream and the lake.
The roof pitches in all 4 directions so the gutters go to a rain garden, and there is a planting plan for the rain garden. The wetlands is partly a lawn and a few trees; it does not have an appearance of a wetland but upon further investigation, it is a wetlands and the roof runoff must be addressed.
The current house is a 2-bedroom with no garage, and the new structure will be a 2-bedroom with a 2-car garage. There is a shed that needs to be addressed.
Someone will attend the next meeting to answer questions.

Motion by Mr. Dill to continue the application #W24-07 – 191 East Shore Drive (LH), property location, David Blumenkrantz & Louann Virgil, applicants, and property owners. Map 80, Lot 396. Proposed removal of structure and rebuild a single-family home. Seconded by Mr. Goff and unanimously approved.

h. #W24-08 – 84 Shore Road, property location, William Robida, applicant and property owner. Map 067, Lot 021. Proposed installation of stone to shoreline.

Mr. Robida provided an overview. There is erosion going on along the shoreline and he would like to install some stone to stop the erosion along the shoreline. Most of the property line, which is about 150 feet, will have hand laid stone placed under the roots and tree line. The goal is to stop the erosion more formally and more efficiently.
There will be a beach installed, about 12 feet by 40 feet, with an easy approach to the water. There would be a step down into the beach, and then a step down into the lake. Mr. Ventres asked him to provide a diagram. In addition to the diagram, the Commission asked for additional details on the materials being used.
There are 2 docks that he has that are portable and pulled out of the water every year.

Motion by Mr. Dill to continue the application and schedule a field walk for #W24-08 – 84 Shore Road, property location, William Robida, applicant, and property owner. Map 67, Lot 21. Proposed installation of stone to shoreline. Seconded by Mr. Jahne and unanimously approved.

7. Subdivision Review - #W24-03 – 42 Hemlock Valley Road, property location, Paul and Lisa Newton, applicants and property owners, Map 002, Lot 043. Proposed subdivision.

Mr. Ventres provided a map of the proposed sub-division. There is an existing barn in an open field, and the proposal is to split the main house off from the barn. The wetlands are off the property. The Commission needs to report to Planning and Zoning that there is no impact to the wetlands.

Motion by Mr. Goff for the IWWC to send a letter to P&Z stating that the proposed sub-division meets the requirements of the IWWC, with the plans dates 1/10/2024. Seconded by Mr. Jahne and unanimously approved.

8. IWWC Enforcement Officer's Report

a. Proposed forestry regulations

The forestry regulation discussion will be postponed until the full Commission is available.

b. Storm damage to town roads

Mr. Ventres brought up Beebe Road. He talked with the Public Works director, who had Nathan L. Jacobsen out there to review the drainage. The firm recommended bigger pipes and realignment of the existing pipes on the upstream side. The sediment that was dumped into the reservoir needs to be removed and one beaver deceiver will be installed as well. Nathan L. Jacobsen is not going to put a plan in place as they are addressing the failures on AP Gates Road and Sheepskin Hollow. Mr. Dill noted that it would be a good idea for the Commission to do a site walk of the sites that need to be worked on. Mr. Goff asked Mr. Ventres to get a plan from Nathan L. Jacobsen on Beebe Road, if possible, instead of just having them oversee the repairs.

9. Adjournment

A motion was made by Mr. Goff to adjourn the meeting at 8:31pm. The motion was seconded by Mr. Jahne and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary