East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
March 19, 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, Mary Augustiny, Jennifer Burton-Reeve, David Walls Daniel Jahne
Members Absent: Bryan Goff
Also Present: James Ventres (Land Use Administrator), Fern Treblay, Marcia Woodworth, David Erlandson, Ritt Lagace, Mark Fortier, Vincent Elliot

Mr. Dill appointed David Walls as a regular member given Mr. Goff's absence.

3. Approval of Minutes

6.c. Richard Legace's name is misspelled in the motion, it should be Lagace.

A motion by Mr. Jahne to approve the February 20, 2024, minutes as amended. Seconded by Ms. Burton-Reeve, and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

A field walk was held on Wednesday, March 6, 2024, to review the Beebe Road washout area. Mr. Dill, Mr. Goff, Mr. Walls, Ms. Burton-Reeve and Mr. Ventres attended. The 2nd field walk was held on Wednesday, March 13, 2024. In attendance were Mr. Dill, Ms. Augustiny, Ms. Burton-Reeve, Mr. Walls, and Mr. Ventres. 3 sites visited – Clark Gates Road, 84 Shore Road and East Haddam Colchester Turnpike.

6. Wetlands Permit Review

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

Mr. Ventres provided an update that the engineer has just started reviewing the comments from Mr. Brian Curtis, P.E..

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

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

Mr. Lagace provided an overview of the project. He discussed the concern about the sediment runoff from Rt. 82 filling the pond; there is now a proposed sediment pond on the map that would capture any sediment. That is the only change to the map provided prior.

The sediment pond would be a small basin with riprap on the bottom, with the plan of using the tractor to remove any sediment every few years. There was another question related to whether there was going to be any impoundment built. Mr. Lagace noted he is building an 18" embankment. He has a list of the native plants, and the goal is to sprinkle quite a few plants around to keep the algae out of the pond.

Motion by Ms. Augustiny to approve the application #W24-02 – 7 Banning Road, property location, Richard Lagace, applicant, and property owner. Map 003, Lot 042. Proposed pond for fish and recreation, with the condition the Land Use Office is contacted when the work begins, and photos be provided upon completion to the Land Use Office. Seconded by Mr. Walls and unanimously approved.

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

This is the location where there are multiple owners involved. Diagrams with erosion control information were provided. The deck will have metal poles that screw in with a boardwalk/step combination deck. Erosion control will be brought up to where the steps will be installed.

Motion by Ms. Augustiny to approve the application #W23-04 – 251 EH Colchester Turnpike (LMR), property location, Jason Dimartino, applicant, and property owner. Map 066, Lot 290. Proposed dock, measuring 16' with a 13' L-shape with erosion control in place. Photos to be provided to the Land Use Office upon completion. Seconded by Ms. Burton-Reeve and unanimously approved.

d. #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, co-owner, provided an overview of the project and answered questions the commission had. The driveway will provide access to a portion of the building that is currently inaccessible from the outside currently, with the goal of being able to break up the building for smaller use by future tenants. A grading plan was provided. A cross-section profile was created as well and provided to the commission. A construction sequence and a layout of the building was also provided.

He noted that there is nothing different on the project from what was presented last meeting. The soil of the removed berm will be hauled off-site. There is no use for any fill material on site. The stagnant, standing water will not exist any longer after the project is completed. There were questions and discussion related to the drainage and the flow the water will take upon removal of the sluiceway. There is room in the current drainage system for the water to flow even with the drainage infrastructure being from the 1970s.

The parking lot is a processed aggregate base or millings. The goal is to have the driveway be stable to prevent any of the driveway materials from entering the drainage system. The embankment will have topsoil placed on it and seeded. It is not a large section.

Motion by Ms. Burton-Reeve to approve 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, with pictures taken and provided to the Land Use Office upon completion. Seconded by Mr. Jahne and unanimously approved.

e. #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 application must be continued until the gate is opened and therefore a field walk cannot be conducted.

Motion by Ms. Augustiny 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 Ms. Burton-Reeve and unanimously approved.

f. #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. Tremblay, Professional Engineer, provided an overview of the project. The property is bound on the north side by a brook and on the west side by Lake Hayward and the road on the east side. The goal is to remove the single-family home, a one (1) bedroom home and replace it with a two (2) bedroom home with a garage. As part of the renovation of the property, there are several permanent structures that will be put in place to address erosion and water control. A rain garden will be installed to address the roof runoff and landscape buffers will be put into place and planted with native plants. Some of the species being planned for plantings are outlined on the plans. They will be using a landscape consultant to pick the best species of the areas, considering the sunlight, slope, and water available.

The owner has informed Mr. Ventres that the shed will be removed. The leaching field was repaired in 2006. There is a plan to keep the leaching field as is. The Chatham Health district reviewed and approved the septic plan. The well is currently being drilled and will be used for the new structure.

There is a stream on the north side of the property. The planting plan addresses the stream on the side. The proposed building is no closer to the stream, but the eastern side of the house is being moved away from the stream. The driveway is being moved as well to be further from the brook.

Motion by Mr. Walls to approve 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 of a single-family home, per plans dated 3/19/2024 with pictures submitted to the Land Use Office upon completion and removal of the shed. Seconded by Ms. Burton-Reeve and unanimously approved.

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

Mr. Ventres provided a map of the project and photo from above to refresh the commission's memory. The owner was unable to attend the meeting. One of the recommendations in the field is that one of the areas that is lawn be turned into shrub plantings to prevent the geese from coming up on the lawn.

The stone will be dry stacked with cobblestones underneath it. The beach will have sand deposited on the water line but will not be put into the water.
The docks exist already.

Motion by Ms. Augustiny to approve the application for #W24-08 – 84 Shore Road, property location, William Robida, applicant, and property owner. Map 67, Lot 21. Proposed installation of natural stone to shoreline, and a proposed beach area which will be retained above the water line, and along with a series of plantings at the edge of the lawn by the lake. Some sort of fabric needs to be in place to keep the beach sand from eroding through the stone used in the retaining wall. Photos to be provided to the Land Use Office upon completion. Seconded by Mr. Walls and unanimously approved.

h. #W24-09 – Clark Gates Road (property location), Marc Fortier (applicant and property owner), Map 074, Lot 051. Proposed new residential home.

Mr. Ventres provided an updated map, with the planting plan. He noted the engineer also provided information on the storm water recharge galleries for the gutters. Mr. Fortier provided further information about the project. The brook does come onto the property boundary. The approximate distance from the closest corner to the brook is about 75 feet.

A member of the public, Mr. Elliot, an adjacent property owner, joined the meeting and outlined his concern about a new house being built. The stream is a high-quality stream, and he is keen on it remaining as such. He noted that skunk cabbage grows along the north side of the property. He noted that he is concerned the delineation of the wetlands is incorrect. Mr. Ventres noted that a soil scientist denoted the wetlands boundary, and there are sometimes wetland plants upland. Mr. Elliot noted that the lot is within a wildlife corridor from Moodus River all the way up to the Middle School. There is quite a lot of diversity within the brook and area, and it is an active viable wetland property. He noted that prior to the site walk, ½ the property was underwater due to beaver dams.

Mr. Dill thanked the neighbor for his comments and noted that the application will not be acted on during the meeting tonight. He noted that within the plan, there is a healthy distance between the structure and the wetlands.

Mr. Fortier noted that the land has been mowed with a regular lawn mower for 10 years. It was horse property prior, and there were no beaver dams removed prior to the site walk.

Motion by Ms. Augustiny to continue the application for #W24-09 – Clark Gates Road (property location), Marc Fortier (applicant and property owner), Map 074, Lot 051. Proposed new residential home. Seconded by Ms. Burton-Reeve and unanimously approved.

i. #W24-10 – 103 Honey Hill Road (property location), East Haddam Land Trust (applicant and property owner), Map 013, Lot 003. Excavation, debris removal.

Mr. Ventres provided a map and the extensive narrative that the EHLT wrote up to describe the project. A field walk is needed.

Motion by Mr. Dill to continue the application and schedule it for a field walk for #W24-10 – 103 Honey Hill Road (property location), East Haddam Land Trust (applicant and property owner), Map 013, Lot 003. Excavation, debris removal. Seconded by Ms. Augustiny and unanimously approved.

j. #W24-11 – EH Colchester Tnpke, Snell Preserve (property location), East Haddam Land Trust (applicant and property owner). Map 066, Lot 431. Proposed parking lot.

Mr. Ventres provided an overview of the project. It is a proposed parking lot that is crossing a drainage ditch. He will ask Mr. Beard to attend the next meeting.

Motion by Mr. Dill to continue the application for #W24-11 – EH Colchester Tnpke, Snell Preserve (property location), East Haddam Land Trust (applicant and property owner). Map 066, Lot 431. Proposed parking lot. Seconded by Mr. Walls and unanimously approved.

k. #W24-12 – 83 Main Street (property location), The Champion House, LLC, Barry O'Doherty (applicant & Property owner). Map 026, Lot 016. Proposed construction of a deck.

Mr. Ventres noted that the deck is on piers with a retractable awning. Nothing exists yet for this. It is the only part of the house that does not have a deck on it.

Motion by Mr. Dill to continue the application and schedule a field walk for #W24-12 – 83 Main Street (property location), The Champion House, LLC, Barry O'Doherty (applicant & Property owner). Map 026, Lot 016. Proposed construction of a deck. Seconded by Mr. Walls and unanimously approved.

7. IWWC Enforcement Officer's Report

Mr. Ventres will be working with several contractors to address several issues that have come up recently to ensure the issues are fixed and the IWWC will be notified of any work being done. He is also going to meet with the developer for the Lake Hayward Preserve who is looking to start the construction of the road.

a. Storm damage to town roads

Regarding storm damage, other than on Beebe Road, there is also quite a bit of damage on the south side of Sheepskin Hollow. Public Works has not started to address the Beebe Road issues yet. Mr. Dill noted that since the issue has been discussed for a while and a field walk has been conducted, there is pretty much agreement on what is being proposed. Mr. Dill asked for clarification from Mr. Ventres as to what the repair is going to be. The 2 pipes will be removed and 3 36" pipes will be installed. The eroded material will need to be pulled out, which may be more difficult with the water that is now in that area. A settling basin needs to be put into place to capture sediment off the road. A beaver deceiver will be installed as well. Mr. Dill asked Mr. Ventres to let Public Works know they have discussed the repairs and agree with the things that were discussed.

b. Proposed forestry regulations

Tabled until a future meeting.

8. Adjournment

A motion was made by Ms. Burton-Reeve to adjourn the meeting at 8:39pm. The motion was seconded by Mr. Jahne and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary