

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

**Regular Meeting Minutes
April 16, 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 7:33 PM at the Municipal Office Complex.

2. Attendance

Members Present: Randolph Dill, Bryan Goff, Jennifer Burton-Reeve, David Walls

Members Absent: Mary Augustiny, Daniel Jahne

Also Present: James Ventres (Land Use Administrator), George Felner, Mark Fortier, Bob Doane, Mary Milewski, Carol, and Shawn Amell

Mr. Dill appointed Mr. Walls as a regular member given Ms. Augustiny's and Mr. Jahne's absences.

3. Approval of Minutes

A motion by Mr. Goff to approve the March 19, 2024, minutes as presented. Seconded by Mr. Walls, and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

A field walk was held on Wednesday, April 10. In attendance were Mr. Dill, Ms. Augustiny, Mr. Walls, and Mr. Ventres. Four sites visited – 83 Main Street, 74 Smith Road, 46 Glimmer Glenn Road, 103 Honey Hill Road.

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. Charlie Dutch's engineers are now working on the plan but have not provided anything to Mr. Ventres 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.

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

Mr. Ventres provided the diagram that is at the end of the application. He outlined that it is a proposed open deck and there is one mountain laurel that will be underneath it which will need some trimming. Other than that, the area is all rock.

Ms. Milewski provided an overview of the project. There is a sliding glass door that has no deck or walkway out of it, and she would like to establish a safe manner of egress. The deck will be pressure treated and supported by concrete piers. Mr. Goff asked her to confirm the specifications of the lake. The deck will have a railing on it. There is already rock underneath, but she is open to adding crushed stones if the IWWC would like that.

Motion by Mr. Goff to approve the application #W24-06 – 74 Smith Road, Cottage 35 (BL), property location, Mary Milewski, applicant, and property owner. Map 049, Lot 071. Proposed dock in accordance with plans dated 4/16/2024 with pictures provided to the Land Use Office after completion. Seconded by Ms. Burton-Reeve and unanimously approved.

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

Mr. Doane, the project's Professional Engineer, provided an overview of the project. The proposal is a 32 by 66-foot 2-bedroom house with a septic system, driveway, and storm water discharge system all in the upland review area. There are some proposed plantings that will be placed along the toe of the slope. There is a leaching field that will be 50 linear feet of GSTs which is a relatively shallow system. The project has been reviewed by Chatham Health District and given her comments there were additional perc tests conducted. Due to that testing, the system was elongated. There is no living space above the garage. No other items were changed on the plan per the Chatham Health District comments.

The site is limited to the northwest corner of the lot and the purple line was the original property line. There was a boundary clarification where the Town indicated that they own to the fence line. The design is set to the fence line (the Town property boundary). The house is 26 feet from the western line and that is as far from the wetlands as it could be set.

Mr. Doane provided further clarity on the septic system, which is an engineered system. There is silt fencing which will be installed. The driveway will not be paved. The driveway must remain gravel to ensure the site calculations remain viable.

Mr. Dill asked about the adjoining property owner's concern about a beaver dam on the stream. Mr. Fortier noted that he had put a trail cam to see if the beaver lodge was still active and he did not see any evidence of beaver activity.

Motion by Ms. Burton-Reeve to approve the application for #W24-09 – Clark Gates Road (property location), Marc Fortier (applicant and property owner), Map 074, Lot 051. Proposed new residential home, with maps dated April 10, 2024. Seconded by Mr. Goff and unanimously approved.

- d. #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 outlined that there is a small area that materials were pulled out of. The appraiser noted that it is a farm dump and the DEEP asked that it be cleaned up. The DEEP wants to

have the debris out before they provide the grant money. EHLT has removed as much of the debris as they could, but they need to remove the soil with a licensed environmental professional reviewing the removal. The material will be removed from the site and be hauled to a special site to remediate it. There will be about 95 yards total maximum to be removed. They will bring in soil to fill it and then seed the area.

Motion by Mr. Goff to approve the application for #W24-10 – 103 Honey Hill Road (property location), East Haddam Land Trust (applicant and property owner), Map 013, Lot 003. Excavation, debris removal, per plans dated March 6, 2024. Seconded by Mr. Walls and unanimously approved.

- e. **#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 noted that this piece was donated and will create a trail down to Robbie Road. DEEP wants authorized parking to be created, which requires removing trees and addressing a swale. The parking lot is in the upland review area, but not in the wetlands area. There is a well that is partially filled up, which will be reviewed, and gravel added if needed to fill it further and make sure it's not a safety issue.

Motion by Mr. Walls to approve 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, per plans discussed on April 16, 2024. Seconded by Ms. Burton-Reeve and unanimously approved.

- f. **#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. Dutch, Land Surveyor, joined and provided an overview of the project. The proposal is a deck above an existing latticed in area. It is within the upland review area. The deck will overlook the river. Mr. Felner, architect, joined to describe the deck. There is an existing 7 foot 3 inches deck which will be replaced with a larger deck. It is 33 feet and 10 inches wide and about 16 inches deep. It is aligned to the addition that Mr. Felner designed in 1999. It will be used by one of the apartments. The support system consists of regular 6x6 posts with footings. The Champion House constructed in 1780s, then a large addition was built around 1830 adding another story. The rail is wood and will match the existing adjacent rails. There is no roof but there will be retractable awnings. The wood will be pressure treated and the decking will be synthetic for better maintenance.

Mr. Dill asked Mr. Felner to provide photos to the Land Use Office once completed. Mr. Dill noted that any maintenance on the deck requires tarps to be put below it. There is a discharge gutter pipe that needs to be kept in good working order during construction.

Motion by Mr. Goff to approve the application 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, plans data April 16, 2024 and photos

provided to the Land Use Office upon completion. Seconded by Mr. Walls and unanimously approved.

- g. #W24-13 – 46 Glimmer Glenn Road (LH), (property location), Shawn and Carol Amell (applicant and property owners), Map 80, Lot 344. Proposed sand to enclosed area on beach access.**

Mr. Amell provided an overview of the project. There is a stone wall and they want to manually dig down 2-3 inches and remove the sand behind the wall to transport it to another home and then replace it with new sand. The goal is to remove the grass and return it to sand. The sand that will be installed will be at the same level as it is today. The sand will be removed by bucket to a truck that will come across 3rd beach. There is a wall that separates the lake from the lawn and keeps the sand from getting into the lake.

Motion by Mr. Dill to continue the application for #W24-13 – 46 Glimmer Glenn Road (LH), (property location), Shawn and Carol Amell (applicant and property owners), Map 80, Lot 344. Proposed sand to enclosed area on beach access. Seconded by Mr. Walls and unanimously approved.

7. IWWC Enforcement Officer's Report

Mr. Ventres noted that he has a number of zoning violations and IWWC issues that will result in additional applications coming before IWWC.

a. Storm damage to town roads

Mr. Ventres noted that he talked with Public Works about contacting Nathan L. Jacobsen to review the Beebe Road project. The road with the new pipes is not straight and flat and that needs to be reviewed. Mr. Dill asked for written plans going forward. There are going to be 3 pipes installed, but they are bigger than the original ones. There is additional work needed. Mr. Ventres will conduct a field walk to review the area and talk with Public Works further. He will update the IWWC at the next meeting.

b. Proposed forestry regulations

Tabled until a future meeting.

8. Adjournment

A motion was made by Mr. Walls to adjourn the meeting at 8:27pm. The motion was seconded by Mr. Goff and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary