East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
June 18, 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, Bryan Goff, David Walls
Members Absent: Daniel Jahne, Jennifer Burton-Reeve
Also Present: James Ventres (Land Use Administrator), James Bailes, John Martucci, P.E., Max Barbi

Mr. Dill appointed Mr. Walls to be a voting member since two voting members were absent.

3. Approval of Minutes

Section 3. Approval of Minutes should read *April 16, 2024*, not March 19, 2024.
6.b. change *Wall* to *Walls* in "Motion by Mr. Wall…"

A motion by Mr. Goff to approve the May 21, 2024, minutes as amended. Seconded by Mr. Walls, and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

Field walk on June 12 to visit two sites: Schulman Veselak Road and Hilltop Road. In attendance were Ms. Augustiny, Ms. Burton-Reeve, Mr. Walls and Mr. Ventres.

6. Wetlands Permit Review

a. #W24-14 – 6 Hilltop Road (MR), James Bailes and Rebek Scalia, Map 66, Lot 361 proposed gazebo in the upland review area.

Mr. Bailes outlined the project, which is to install a gazebo placed on crushed stone. There is grass in the area right now, which will be removed. It will not be fixed in place. The Commission visited the property 6 or 7 years ago, there was a recommendation to install a vegetative buffer at that time, and now the property has one of the best examples of a buffer Mr. Ventres has seen.

Motion by Mr. Walls to approve #W24-14 – 6 Hilltop Road (MR), James Bailes and Rebek Scalia, Map 66, Lot 361 proposed gazebo in the upland review are, with plans dated 6/18 and with pictures to be provided to the Land Use Office upon completion. Seconded by Mr. Goff and unanimously approved.

b. #W24-15 – 85 Schulman Veselak Road (property location), Massimiliano & Debora Barbi (applicant & property owners), Map 050, Lot 085. Proposed construction of a 22x30 garage.

Mr. Barbi provided an overview of the project and the footage to the borders. The garage will sit on a concrete slab. It will be near the house. The wetlands are across the whole property along the back. The opposite side of the yard is where the septic system is. Mr. Barbi pointed out where the well is located on the plans. The land is pretty flat and there is an intermittent stream as well on the property. The commission requested consideration of the run-off from the roof, like crushed stone around the pad. Mr. Barbi noted gutters will be installed.

Motion by Ms. Augustiny to continue #W24-15 – 85 Schulman Veselak Road (property location), Massimiliano & Debora Barbi (applicant & property owners), Map 050, Lot 085. Proposed construction of a 22x30 garage. Seconded by Mr. Goff and unanimously approved.

c. #W24-16 – 60 Lookout Drive (property owner), John Martucci P.E., (applicant), Tsani Sarnese (property owner). Map 087, Lot 032. Proposed septic system repair.

Mr. Martucci outlined the plan for the new septic system. It is a small lot with a lot of things going on. As no one is exactly sure where the existing septic system is, the goal is that once it is found, it will be either removed or abandoned per the Public Health code. A new septic system will be installed, as the Chatham Health District will not allow for use of the existing septic system given the concern that there is run off into the intermittent stream. There is an intermittent stream which must be crossed. The plan is that once the intermittent stream dries up, there will be a 1-inch pipe with a 4-inch conduit around it buried under the stream bed to ensure the stream will not need to be dug up again and there is no run off into the stream from the septic system. It is a stony brook bottom which will be removed and then put back into place after the pipe installation. The brook runs about 6 months out of the year. A field walk needs to be scheduled.
There is an existing shed and stone driveway with wetlands flags outlining the wetlands.

Motion by Mr. Dill to schedule a field walk for #W24-16 – 60 Lookout Drive (property owner), John Martucci P.E. (applicant), Tsani Sarnese (property owner). Map 087, Lot 032. Proposed septic system repair. Seconded by Mr. Walls and unanimously approved.

d. #W24-17 – 67 Main Street (property location), Malini Harigopal & Kailasnath Purushothaman (property owners). Map 026, Lot 012. Proposed patio.

Mr. Ventres noted that the owners would like to put a patio and stonework overlooking the CT River. It has been staked out by the contractor but it is not drawn out correctly in the

diagrams. Mr. Ventres asked him to stake it out so that it is clear where it will be located. A field walk needs to be scheduled.

Motion by Mr. Goff to schedule a field walk for #W24-17 – 67 Main Street (property location), Malini Harigopal & Kailasnath Purushothaman (property owners). Map 026, Lot 012. Proposed patio. Seconded by Mr. Walls and unanimously approved.

7. IWWC Enforcement Officer's Report

Mr. Ventres

a. Storm damage to town roads

Beebe Road

Mr. Ventres has not heard anything for a while given the tree issues that are occurring all across town. Stockburger Road has tree removal been completed. There must be a Public Hearing to address the trees that are healthy but leaning into the road. The Tree Warden has to present the case at the Public Hearing to outline the work.
Mr. Dill noted that he would like to discuss the configuration of pipes on Beebe Road with the Town's Engineer, or the engineer Public Works worked with. He is looking for clarity related to the elevations and if they were taken into account, as fields that were only wet during the wettest times of the year are now wet more frequently. He asked Mr. Ventres to request the engineer join an upcoming meeting to have a discussion.

b. Proposed forestry regulations

The regulations were reviewed during the last meeting and Mr. Ventres provided an updated version which includes the changes from the State. Discussion ensued related to clear-cutting of timber, which Mr. Ventres will check and clarify the definition.
On page 14, one of the changes is to provide the Land Use Officer the authority to do much of the work instead of all the items coming before the IWWC. Mr. Ventres provided details as to how the process has been working over the past 25 years, and outlined what types of projects would be required to come before the IWWC.
Mr. Dill noted that forestry management is a necessity. While the IWWC has quite a bit of confidence in the current Land Use Officer, there is concern that providing more control and power outside of the IWWC. Mr. Ventres outlined what is happening in the Town of Willington which requires all forestry applications to come before their IWWC and the applications take months to get approved and require Public Hearings.
Mr. Ventres noted that the volume of forestry requests is not large over a year.
Mr. Dill requested Mr. Ventres provide the IWWC an update in the Zoning Officer's Report on any of the forestry applications.
There are some typos and clarifications that Mr. Ventres has to address, and after that, a Public Hearing can be scheduled for public feedback.

c. #W22-19 – East Shore Drive (property location), Town of East Haddam (applicant and property owner). Proposed culvert replacement.

Mr. Ventres noted he has not received any update on this item and does not expect any new information for a while.

8. Adjournment

A motion was made by Ms. Augustiny to adjourn the meeting at 8:37pm. The motion was seconded by Mr. Goff and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary