East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
September 17, 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, David Walls
Members Absent: Bryan Goff, Daniel Jahne, Jennifer Burton-Reeve
Also Present: James Ventres (Land Use Administrator), Tom Daly

Mr. Dill appointed Mr. Walls as a voting member due to the absence of other regular members.

3. Approval of Minutes

6a, first paragraph, added *in length* in reference to the patio size.
6a. first paragraph, change *crusted* to *crushed*.

A motion by Mr. Walls to approve the August 20, 2024, minutes as amended. Seconded by Ms. Augustiny, and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

Field inspection walk held on September11, 2024, with three sites visited: 129 Bashan Road, 154 Smith Road, 6 Main Street. In attendance: Mr. Dill, Ms. Augustiny, and Mr. Ventres.

6. Wetlands Permit Review

a. Application #W24-18 – 129 Bashan Road (property location) (BL), Oscar & Monica Gonzalez (applicant & property owner). Map 057, Lot 114. Proposed construction of a patio and a dock.
The applicants where not present so the commission moved to item B.

b. Application #W24-19 – 6 Main Street (property location) (CR), The Goodspeed Opera House Foundation Inc. (applicant & property owner). Map 017, Lot 093. Proposed construction of an accessible ramp addition and parking lot rehabilitation.

Mr. Daly, P.E. attended to present the new plan for the rehabilitation of the parking lot. There is a reconfiguration of the front entrance to the Goodspeed, and the footprint of the area will not change. The main change is the addition of a handicap entrance. Regarding the parking lot, it has been long falling apart. The subbase is a good material but the paving is not. The process will be to grind up the existing pavement and use that as a base for the new parking lot. The quality of the lot is not in keeping with the experience of attending the Goodspeed. There will be a new row of pavement near the airport. There is no clearing of vegetation. There are existing trees that will remain. There are several enhancements – adding new lighting, adding new islands with ornamental lights that are dark sky compliant, adding landscape islands to bring landscaping into the parking lot, upgrading the handicap parking which does not meet the State's spacing, and adding drainage infrastructure via a permeable paver stripe to let water infiltrate. At the far edge of the parking lot there will be a gravel swale to slow down the water to help provide improved water quality. It is not designed for a 100-year storm but for everyday types of storms. The water currently sheet flows down into the river and the goal is to stop some of that. With the new storage volume of the permeable paver and the swale, there is a net positive volume with the storm water storage. There will be native perennial and low maintenance plantings. There is also grading work on the lawn to address where water pools on the walkway between the Opera House and the footbridge over Succor Brook.

Jacobsen and Associates reviewed the plan and provided a request for additional notes on the plan related to the drainage plan, which were added. On the swale on the river side it will be rounded river stone, no fines, and will look like a little stream bed on that side.

Mr. Dill noted that the trees on the CT River are getting washed and may fall into the river. He asked Mr. Daly to consider adding new trees. Mr. Daly noted that there are a vast number of roots and it would be hard to add additional trees at this time.

Ms. Augustiny asked for clarity about the islands, and it was noted that they are raised but there is one that will not be curbed due to the grading. The stand-alone islands will be curbed. All islands will be planted.

There are three alternates being considered for the curbing and materials. There is a grant from the State, and the goal is to fit the materials into the monies received.

There is a net loss of parking spaces. Currently there are 162 spaces and it will go to 152 spaces, but the current parking lot markings are very poor so the thought is that these changes will provide much more efficient use of parking for attendees.There is an electrical panel near the corner of the parking lot and that will need to be raised due to the flood plain designation.

Motion by Ms. Augustiny to approve #W24-19 – 6 Main Street (property location) (CR), The Goodspeed Opera House Foundation Inc. (applicant & property owner). Map 017, Lot 093. Proposed construction of an accessible ramp addition and parking lot rehabilitation, in accordance with the plans dated 8/13/2024 and with agreement to the comments from Brian Curtis, Jacobsen and Associates dated 9/16/2024. Seconded by Mr. Walls and unanimously approved.

c. Application #W24-20 – 51 Bone Mill Road (property location), Robert Melinosky (applicant & property owner). Map 002, Lot 033. Proposed building and driveway.

The owner outlined the project. The goal is to install a driveway to the back of the property as there is no good way to get trailers or equipment to that part of the property. There are shipping containers that he would like to put a foundation under as well as a barn (future plans call for this). There is a manmade pond that he has put in.

Motion by Mr. Dill to schedule a field walk and continue Application #W24-20 – 51 Bone Mill Road (property location), Robert Melinosky (applicant & property owner). Map 002, Lot 033. Proposed building and driveway. Seconded by Mr. Walls and unanimously approved.

d. Application #W24-21 – 74 Smith Road, Cottage #32 (property location, John & Diane Hennessy (applicant & property owners). Map 049, Lot 009. Proposed deck.

Mr. Ventres noted this is one of the units that has had work done to it. It needs a field walk.

Motion by Mr. Dill to schedule for a field walk and continue Application #W24-21 – 74 Smith Road, Cottage #32 (property location, John & Diane Hennessy (applicant & property owners). Map 049, Lot 009. Proposed deck. Seconded by Mr. Walls and unanimously approved.

Application #W24-18 – 129 Bashan Road (property location) (BL), Oscar & Monica Gonzalez (applicant & property owner). Map 057, Lot 114. Proposed construction of a patio and a dock.
The applicants where not present so the commission moved to item B.

Mr. Dill noted that quite a bit of work has been done and there is erosion that must be addressed. Ms. Gonzalez noted they brought in an expert to address the erosion and to mark the trees that need to be removed before they fall on their own.

Mr. Gonzalez provided an overview of the project. The size of the blue stone patio is 15X15 feet and they would also like to put in a 6x8 foot shed. To get access from the top of the hill to walk down, they are planning to install a walkway with natural blue stone to mitigate erosion and install silt barriers to prevent further erosion due to the steepness of the site.

Mr. Dill asked Mr. Gonzalez if they are going to be providing a detailed plan. There is also discussion to put a dock in for kayaks and a motor boat at each side of the peninsula. Mr. Gonzalez noted that the access is to go down to the peninsula and then a path to the dock. Mr.

Dill noted that his opinion is there is nothing that should be going up and down the very steep bank as there are other ways to get to the location on the property, they want to get access to.

Mr. Ventres noted there is a more gradual slope that can be used along with the terrain to get to the corner. He suggested they talk with the contractor about that access and work with the contractor to address the erosion on the steep slope. They have a landscape architect, and Mr. Ventres suggested meeting with the landscape architect in the field to discuss the plan on site. Mr. Ventres also suggested considering another option besides the blue stone as they are slippery. He also suggested using the same location used for the septic work that was done for a trail. Mr. Gonzalez noted they would like to have a loop trail.

Mr. Dill noted that where there is already a disturbance, it must be corrected with plantings to stabilize the embankment. The dock for the kayaks would be on the Bailey Beach side of the property, which is shallow and a bigger dock on the dam side of the property, which is deeper for a motorboat.

Mr. Dill explained that typically a landowner is granted one dock. In addition, the goal is to have as much vegetation as possible along the banks to protect the shoreline.

Mr. Dill noted the commission is going to want to see dimensions and locations on the plan of the docks and the plan, as well as outlining how the current erosion will be mitigated. Mr. Ventres will walk the location again with the landscape architect to discuss options and concerns. He will also send the owners the property GIS photograph which includes the land's slope to send it to the landscape architect.

Mr. Dill asked for another field walk to be scheduled after Mr. Ventres meets with the landscape architect and receives revised plans.

Motion by Mr. Dill to continue #W24-18 – 129 Bashan Road (property location) (BL), Oscar & Monica Gonzalez (applicant & property owner). Map 057, Lot 114. Proposed construction of a patio and a dock. Seconded by Mr. Walls and unanimously approved.

7. IWWC Enforcement Officer's Report

No new items to brief the commission on.

a. Storm damage to town roads

i. Beebe Road

Mr. Dill noted the IWWC does not know what Public Works is going to do for the Beebe Road situation. No plan or information for benchmarks has been provided. Public Works is very aware of the outstanding items for the IWWC related to this project.

Mr. Dill is concerned that Public Works is using the same engineering firm that IWWC is using and that could lead to a conflict of interest. Mr. Ventres noted that Jacobsen and Associates handles these types of projects which is why Public Works is

using these. Mr. Dill noted that IWWC needs to use a different engineer to review the project from the engineer Public Works is using.

b. Proposed forestry regulations

Mr. Ventres is waiting for the State's response still.

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

No further discussion at this time.

8. **Adjournmen**t

A motion was made by Mr. Walls to adjourn the meeting at 8:34pm. The motion was seconded by Ms. Augustiny and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary