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

**Regular Meeting Minutes**
**October 15, 2024**

1. Call to Order
2.

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.

3. Attendance
4.

**Members:** Randolph Dill, Mary Augustiny, Bryan Goff, Jennifer Burton-Reeve, David Walls
**Members Absent:** Daniel Jahne
**Also Present:** James Ventres (Land Use Administrator), Robert Melinosky

Mr. Dill appointed Mr. Walls as a voting member due to the absence of Mr. Jahne.

5. Approval of Minutes
6.

***A motion by Mr. Goff to approve the September 17, 2024, minutes as presented. Seconded by Mr. Walls, and unanimously approved.***

7. Bills

No bills.

8. Field Inspection Report

Field inspection walk held on Oct 6, 2024, with 4 sites visited: 74 Smith Road, 51 Bone Mill Road, East Haddam Land Trust property on Tater Hill Road, East Haddam Land Trust property on Great Hillwood Road. In attendance: Mr. Dill, Ms. Augustiny, Ms. Burton-Reeve, Mr. Walls, and Mr. Ventres.

9. 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.**

Mr. Ventres received an email from the landscape architect requesting the application to be continued to the next meeting to provide additional time for detailed plans to be created. They will be provided prior to the next meeting, in time for another field walk to be held.

***Motion by Mr. Dill to grant an extension and schedule a field walk for 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. Seconded by Mr. Walls and unanimously approved.***

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

Mr. Melinosky reviewed the project with the Commission again. The plans are to put in a driveway along the lower side of the property to provide access to the back part of the property. There is not a good way to bring things through the property to the back of the property. There are also some shipping containers that he wants to put on sunken piers to make a barn. He walked through the driveway construction plans, which are to provide a solid base starting with big stones and moving to processed stone. In addition, a 12-inch pipe will be put in place to allow for pond overflow underneath the driveway.
Mr. Dill asked if there is going to be a need for grading before the driveway can be put into place. Mr. Melinosky noted that there are both rotting stumps and a large pile of dirt and stone that must be cleaned up. About the first 1/3 of the proposed driveway space requires grading.
Mr. Dill asked about the need to excavate material and the commission's concern about erosion. Mr. Melinosky noted that he does not feel there would need to be much excavation, but the area requires grading and leveling out.
The driveway construction will be as follows: The geotextile fabric, width 15 feet, will be laid first. Then 4 inches of 2-to-3-inch stone will be laid down, which will be the primary base. On top of that a four-inch layer of 1–2-inch dirty stones (with fines) will be placed; then on top of that, 4 inches of ¾ inch processed materials will be laid to get to a thickness of 12 inches total. The 4 inches of ¾ inch processed is to ensure that re-grading does not result in digging up the bigger stones from the lower layer.
Mr. Melinosky noted that he has future plans to build a barn and arena in the back.
Mr. Dill noted that the west side of the property is much flatter than where the proposed driveway is located, so he asked for clarity as to why the driveway is not being built over there. Mr. Melinosky noted that in 2014, there was a septic system installed that limits the ability to drive trucks and trailers in the area without driving over the septic system are. In addition, the 2014 septic system installation resulted in a raised area that impedes the water from draining toward the road. Mr. Melinosky will provide pictures for Mr. Ventres upon completion.

***Motion by Mr. Goff to approve Application #W24-20 – 51 Bone Mill Road (property location), Robert Melinosky (applicant & property owner). Map 002, Lot 033. Proposed building and driveway, with plans dated 7/29/2024, with the conditions that woodchips be shown on the drawing and stored on site for erosion control and that Mr. Melinosky provide pictures to Mr. Ventres upon completion. Seconded by Ms. Burton-Reeve and unanimously approved.***

c. **Application #W24-21 – 74 Smith Road, Cottage #32 (property location, John & Diane Hennessy (applicant & property owners). Map 049, Lot 009. Proposed deck.**
Mr. Ventres received an email that the owners' representative could not attend the meeting. The deck will consist of piers in the ground with no roof over it. Deck is going to be 10 x 16 with a 4-foot-wide walkway and a 10x10 pad next to the door. It is 15 feet from the waterfront. There is no activity along the waterfront.

***Motion by Ms. Burton-Reeve to approve the application #W24-21 – 74 Smith Road, Cottage #32 (property location, John & Diane Hennessy (applicant & property owners). Map 049, Lot 009. Proposed deck, with plans dated 10/15/2024 and with the condition that the deck materials be outlined on the plans, the deck remain open and pictures to be provided to the Land Use Office when completed. Seconded by Mr. Goff and unanimously approved.***

**d. Application #W24-22 – Tater Hill Road (property location), East Haddam Land Trust (applicant & property owner). Map 031, Lot 090. Proposed expansion to existing parking lot.**

Mr. Ventres noted that Mr. Beard from the EHLT will join the next meeting.

***Motion by Mr. Dill to continue the Application #W24-22 – Tater Hill Road (property location), East Haddam Land Trust (applicant & property owner). Map 031, Lot 090. Proposed expansion to existing parking lot. Seconded by Mr. Goff and unanimously approved.***

**e. Application #W24-23 – Great Hillwood Road (property location), East Haddam Land Trust (applicant & property owner). Map 065, Lot 121. Proposed construction of an eighty (80) foot ramp attached to viewing platform.**

Mr. Ventres provided a high level overview and noted that Mr. Beard from the EHLT will join the next meeting.

***Motion by Mr. Dill to continue the application #W24-23 – Great Hillwood Road (property location), East Haddam Land Trust (applicant & property owner). Map 065, Lot 121. Proposed construction of an eighty (80) foot ramp attached to viewing platform. Seconded by Mr. Walls and unanimously approved.***

**f. Application #W24-24 – 154 Smith Road (property location), Justine Neild (applicant & property owner). Map 057, Lot 076. Proposed construction to replace existing lake edge wall.**

Mr. Ventres outlined to the Commission that this project is the one that was looked at with Roger Nemergut and the owner. It is to repair the existing wall with addressing the underneath of the wall. The work will be at the bottom of the wall, with stones replaced/placed at the bottom of the wall. Mr. Nemergut will attend the next meeting to review the project.

***Motion by Mr. Dill to continue the application #W24-24 – 154 Smith Road (property location), Justine Neild (applicant & property owner). Map 057, Lot 076. Proposed construction to replace existing lake edge wall. Seconded by Mr. Goff and unanimously approved.***

10. Discussion

A. Letters of Support – East Haddam Land Trust CT DEEP Open Space Grant application. Property on Tater Hill Road, 14.12 acres, Miller Farm Preserve to the North (EHLT), Walls Way to the west (EHLT), Lena Town Open Space Property to the south, and a conservation easement to the east. In the Eightmile Wild & Scenic Watershed.

Mr. Ventres reviewed that it is 14.12 acres, not 114.12 acres. It is a connecting piece and with this piece, the EHLT does not have to create another parking lot. The existing parking lot will double in size and will allow the EHLT to avoid the wetlands. Mr. Ventres provided an overview of the benefits of this property and the value to preserve.

**Motion by Mr. Goff to support the EHLT's grant application for the 14.12-acre property on Tater Hill Road. Seconded by Ms. Burton-Reeve and unanimously approved.**

11. IWWC Enforcement Officer's Report

No new items to brief the commission on.

Mr. Goff asked for a Sheepskin Hollow update. Mr. Ventres reviewed the plans which required 4 pipes but only 2 were installed and no one knows why. The work is pending hydrology before there is any additional work completed on it.

**a. Storm damage to town roads**

**i. Beebe Road**

Mr. Dill will draft a letter to try to get the attention of Public Works to get answers on the questions and concerns related to the work that has not been completed there. Mr. Dill also suggested to the Commission that if Public Works uses Jacobsen and Associates as their Engineering firm, then IWWC should use Roger Nemergut as their engineer.

**b. Proposed forestry regulations**

Mr. Ventres recommended that a Public Hearing be set up so that the State can be made aware of the Town's decision to move forward with the regulations as updated. Mr. Ventres provided the updates to the State and did not receive any feedback.

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

Mr. Ventres noted that Jacobsen and Associates provided feedback to Public Works who has not provided Charlie Dutch to draft plans.

12. Adjournment

***A motion was made by Mr. Burton-Reeve to adjourn the meeting at 8:23pm. The motion was seconded by Mr. Goff and unanimously approved.***

Respectfully submitted,
Shannon A. Goyette
Recording Secretary