East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
November 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
Members Absent: Bryan Goff, Daniel Jahne
Also Present: James Ventres (Land Use Administrator), Roger Nemergut, P.E., Tim Jewett, Cameron Beard

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

3. Approval of Minutes

12. Adjournment Change *Mr.* to *Ms.* Burton-Reeve

A motion by Mr. Walls to approve the October 15, 2024, minutes as amended. Seconded by Ms. Burton-Reeve, and unanimously approved.

4. Bills

One bill from Nathan L. Jacobson & Associates, for the review of the Goodspeed Opera House parking project, $864.75

A motion by Ms. Burton-Reeve to pay the bill. Seconded by Mr. Walls and unanimously approved.

5. Field Inspection Report

Field inspection walk held on November 17: 106 Sheepskin Hollow Road, 34 Glimmer Glen, 129 Bashan Road and 31 Pine Road. In attendance: Mr. Dill, Ms. Augustiny, Ms. Burton-Reeve, Mr. Walls, 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 landscape Architect, Mr. Jewett, attended and provided an overview of the project. There will be a number of steps installed to provide access to the water. A natural woodchip area

will also be installed to help with the geese. There is also a large permeable flagstone patio with a fireplace. A natural gravel path will be installed around the perimeter and will bring the owners to 2 floating docks. All of the existing areas that were not permitted to have work completed on them will be restored. Mini excavators and skid steers will be used given the slope of the lot.

Mr. Jewitt provided an overview of how the site will be accessed which is to use the areas of the site that are the safest and also reduce future erosion. Access to the site will not include motorized vehicles but will be a walking path.

The walkway from the house location to the lower patio is to walk from the water up in the proposed natural woodchip area. The top 1/3 of the slope will be built using a lift with a boom to keep the crews safe.

Mr. Jewitt noted that 75% of the work is to address previous work that caused areas susceptible to erosion and therefore need bank stabilization. The biggest footprint of the work is where the natural woodchips and patio will be installed and that whole area will be encompassed with a silt fence. It is his professional opinion that that area is the only area that could have run off from higher elevation areas.

The project ends near the top of the slope but not near the house site. There is still areas of slope up to the house site. Mr. Jewett added the gravel path detail to the plan and also added in the natural gravel path going to where the future site of the house would be. Mr. Dill asked if the slope is too steep for a gravel path, which Mr. Jewett noted he did not think it was.
On the small wing stabilizations on the stair sections, all the wing walls are there to create a landing pad. The boulder walls will be installed with landscape fabric and then crushed stone behind that. On top of the processed stone, some type of ground cover will be planted to hold the area in place.

There are 2 docks planned and one is for kayaks and one is for a pontoon boat.
The steps provide a safe way to get access to the water. A railing is not currently part of the plan.

The portable kayak rack will be placed on the plan and out of site. The shed is small and will hold things like life preservers and oars. On the flagstone patio, the wood burning fireplace is 2’ by 6’ and will be installed on a concrete pad. Mr. Jewitt will add that to the plan.
Purposed erosion control will be added to the plan 5..
EA Quinn will perform the work.

Motion by Ms. Burton-Reeve to approve the 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, with the plans dated 11/18/2024 with the stipulations to add the concrete pad, native ground cover, kayak rack be added to the plan and that photographs be taken of the completed project and provided to the Land Use Office, and before any construction starts and after it ends there be a meeting with the Land Use Office. This motion does not include any approval for the house site. Seconded by Ms. Augustiny and unanimously approved.

b. 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. Beard noted that there is a grant being submitted to DEEP for a piece of property across the street from where the Walls Way property is located. The grant program requires there be parking for every new open space parcel. The EHLT would like to double the size of the existing parking lot across the street instead of creating another new parking lot. In order to double the size of the parking lot, one large tree needs to be taken down and the stump must be removed, gravel must be installed and there is not a large concern that the wetlands to the north will be impacted. The tree will require a contractor (a local arborist) for removal given how close it is to the road and power lines it is. The work planned is to be completed as inexpensively as possible. Beard asked that the letter of approval be provided prior to the December grant submission date if at all possible.

Motion by Mr. Walls to approve 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, with the plans dated 11/19/2024, and a picture to be submitted to the Land Use Office when completed. Seconded by Ms. Burton-Reeve and unanimously approved.

c. 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. Beard provided an overview of the project, which is to make the trail more accessible to those with disabilities and allow the seniors who live nearby to use the trail as well. The work is to provide access to those who live in Oak Grove Senior Housing. The work will be completed in two parts and the first part is to install this ramp. There is a grant being requested to fund the installation of the 700 foot long stone dust and gravel path to the ramp. The ramp is still accessible even without the path. The design is modeled after another trail that is designed to provide easy access to those with disabilities as constructed at CFPA Headquarters in Middlefield. The installation will use extra wide feet as a base that are non-invasive and can be easily readjusted if the platform were to shift or sink.

When there is rain, it really is a wetlands area and the path is intended to take a hiker past the thickest part of the overgrowth, to a a secluded spot for excellent bird watching. There is about 2 acres that would be covered in water, according to Mr. Beard's best guess.
On the platform itself, Ms. Augustiny asked if there is enough safety designs to ensure wheelchairs would not roll over the edge. Mr. Beard noted that the ramp is used at the CFPA Headquarters and there has not been a problem, and that the ramp will be relatively flat. The swamp feet would not be installed into the swamp but rest on top of it which makes maintenance much less of a concern.

Mr. Dill asked if the gravel path is part of the application. Discussion ensued and determined that there was not a need to include that as it will be installed away from the wetlands.

Motion by Ms. Burton-Reeve to approve 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, with the plans dated 9/22/24 and with pictures provided to the Land Use Office upon completion. Seconded by Mr. Walls and unanimously approved.

d. 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. Nemergut, P.E. provided an overview of the project. Due to the dry spell that we are in, he noted that with the lake being lower than it was at the field walk, there are substantial more areas needing stabilization. The lake scoured out the materials from under the wall which would normally be supported. The plan is to fill the voids with large stone. The void will be cleaned out, filter fabric will be installed and then large stones will be installed. The stones will then be chinked with 2" smaller stone to hold it in place. That is the cheaper option than using concrete.

Discussion ensued related to what could be seen during the field walk. What is holding up the wall is the concrete. Mr. Nemergut, P.E., noted that the wall does not lean over but it does have gaps under it where there is nothing under the bottom of the wall holding it up. The only reason why the wall has not cracked is due to the fact that the voids are not contiguous and has not stressed the wall's ability to stay standing. The repair would require only 10 or 15 feet of the wall to be worked on at a time. The materials will be brought in. Originally the owners hoped that they could use the stone onsite but that was before there was a solid understanding of how much work needs to be done. Much of the work would be from the top however there is a dry area to provide access to the bottom of the wall as well. Angular stone will be used to provide more of the ability to get the stones to stay together. There will also be more stones put in place in front of the wall to keep the wall from being eroded again. No fines will be used as their position will not be protected by the fabric and will wash out.

The work will take place during the drawdown. The wall length is about 100 feet.

Motion by Ms. Burton-Reeve to approve the application #W24-24 – 154 Smith Road (property location), Justine Neild (applicant & property owner). Map 057, Lot 076. Proposed construction to replace and repair existing lake edge wall, with the plans dated 10/8/24, and with photos to be provided to the Land Use Office of the progress and upon completion. Seconded by Ms. Augustiny and unanimously approved.

e. Application #W24-25 – 34 Glimmer Glen (property location), Arthur & Ann Marie Kelly (applicants & property owners). Map 080, Lot 349. Proposed construction, deck extension.

Mr. Ventres took the A-2 survey and plotted out the deck to show the whole yard. The deck is an open deck and the tubes will be dropped with no other disturbance. He revisted the site and

noticed that the shed was moved. The owner asked that the shed movement be amended to the application. The owner will attend the next meeting to discuss.

Motion by Mr. Dill to continue the application #W24-25 – 34 Glimmer Glen (property location), Arthur & Ann Marie Kelly (applicants & property owners). Map 080, Lot 349. Proposed construction, deck extension. Seconded by Ms. Burton-Reeve and unanimously approved.

f. Application #IWWC 24-26 -106 Sheepskin Hollow Road (property location), Gregory Curtin (property owner & applicant). Map 030, Lot 023. Proposed construction of a single-family home in the upland review area.

Mr. Curtin provided an overview of the project. He is looking to build a 3-bedroom house on the site. The septic will be outside the upland review area, but the house and driveway will be within the upland review. The end of Sheepskin Hollow Road will need to be remediated and swale added with a level spreader to address the erosion problems. The level spreader will be placed in the road and will be passable to cars if that road was ever reopened. The level spreader could be moved onto the property but it would not be as effective. People are known to drive that road although it is not maintained. There is no place to turn around and therefore the driveway will become a turn-around spot given that it is the last house on the road. Mr. Curtin noted that he would not be opposed to building a turn-around given that there is no other spot to turn around.

Discussion ensued related to if discussions have been held with the Town on the road. Mr. Ventres noted that the road grade is 15%, and he is going to have a conversation with Public Works to continue the paving down to this house site. Discussion also ensued related to how emergency vehicles would turn around if needed given there is no current turn around spot. Roof leaders will be used on the house to an infiltration system.

Motion by Ms. Augustiny to continue the application #IWWC 24-26 -106 Sheepskin Hollow Road (property location), Gregory Curtin (property owner & applicant). Map 030, Lot 023. Proposed construction of a single-family home in the upland review area. Seconded by Ms. Burton-Reeve and unanimously approved.

g. Application #IWWC 24-27 – 31 Pine Road (property location), Paul & Jennifer Zemienieski (applicant & property owner). Map 066, Lot 357. Proposed storage shed.

Mr. Ventres will call the owners and discuss the actual size as the markings did not measure that. He will also discuss with the owners if a gasoline containment unit is going to be used.

Motion by Mr. Dill to continue the application #IWWC 24-27 – 31 Pine Road (property location), Paul & Jennifer Zemienieski (applicant & property owner). Map 066, Lot 357. Proposed storage shed. Seconded by Mr. Walls and unanimously approved.

7. IWWC Enforcement Officer's Report

a. Storm damage to town roads

i. Beebe Road, Sheepskin Hollow Road and East Shore Drive

Mr. Ventres provided information on the pipe and flow at Sheepskin Hollow. He does not understand why 4 pipes were needed given the calculations show that only 1 pipe is needed given they have a better flow.

Mr. Ventres reviewed the complete narrative of the work that will be completed by Savi and Sons on Sheepskin Hollow Road. He also showed a video that provided to show the proposed construction. The slip pipes are either 72 or 78 inches. There was discussion that this will be able to handle a 500-year storm. The restriction with the slip liners will not cause an issue to handle a 500-year storm. They are not corrugated so they will be able to handle more water. There was a question as if there would be an end wall installed to prevent water from eroding underneath the pipes. Mr. Ventres will ask if the end walls will be poured concrete and get an idea of the timetable.

Motion by Mr. Dill to continue the conversation to allow the Commission time to read the materials. Seconded by Ms. Burton-Reeve and unanimously approved.

There is no new information on East Shore Drive.

For Beebe Road, Mr. Dill drafted a letter to be sent to the director of Public Works and asked the Commission to review the letter. He noted that there is still work to be completed on this project and that it needs to be part of the record that the work has not been completed. He noted that upon walking the road, he can see that fines are infiltrating the angular rock and upon receipt of rain, the sides are going to wash away. He asked for comments and edits to be sent to him via email. He also noted an As Built is needed to document all the work that has been completed.

b. Proposed forestry regulations

Mr. Ventres has not heard from DEEP, and the agenda item will be addressed later.

8. Adjournment

A motion was made by Mr. Burton-Reeve to adjourn the meeting at 8:59pm. The motion was seconded by Mr. Walls and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary