East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
December 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, Bryan Goff, Jennifer Burton-Reeve, David Walls
Members Absent: Mary Augustiny, Daniel Jahne
Also Present: James Ventres (Land Use Administrator), Greg Curtin, Dave Shelberg, Roger Nemergut, Arthur Kelly, Marie Kelly

Mr. Dill appointed

3. Approval of Minutes

2. Also Present: add Greg Curtin, Jim Curtin
6A. Change "will be installed to help with the geese" to "will be installed to *deter* geese"
6E. Change the second sentence *dropped* to *installed, "…and tubes will be installed…"*
6E. Change last sentence to "The owner asked *Mr. Ventres to add* the shed…"
8. Adjournment, change *Mr*. Burton-Reeve to *Ms*. Burton-Reeve

A motion by Mr. Dill to approve the November 19, 2024, minutes as amended. Seconded by Mr. Goff, and unanimously approved.

4. Bills

No bills

5. Field Inspection Report

No field inspection held.

6. Wetlands Permit Review

a. 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 noted that this is the location that had the shed moved, which was not part of the original application. Mr. Dill did not have concerns related to the deck extension. Regarding the shed being moved closer to the lake, Mr. Dill is concerned about what the shed contains.

Mr. Kelly noted the shed holds hand tools, bikes, boating gear, corn hole accoutrements, fly away for geese, fishing and gardening equipment. No chemicals or gas products are stored within the shed as they use a lawn service. No motors are allowed on the lakes, so those solvents are typically not found in homes around the lake, according to Mr. Ventres.

Motion by Mr. Goff to approve the application #W24-25 – 34 Glimmer Glen (property location), Arthur & Ann Marie Kelly (applicants & property owners). Map 080, Lot 349. Proposed construction, deck extension, in accordance with the plans dated 12/17/2024, and with pictures submitted to the Land Use Office once work is completed, including of the shed. Seconded by Ms. Burton-Reeve and unanimously approved.

b. 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 joined the meeting and noted that he has received the ZBA approval for a variance to build closer to the road. Mr. Dill noted he had only one area of outstanding concern, albeit it is outside the IWWC's purview, which is the road and how it will be fixed. Mr. Curtin noted that his father is going to discuss the road and turn around with Cameron Beard. Mr. Ventres noted that he is going to be part of the conversation after the holidays as there is enough room for a 40-by-40 foot turn around in the EHLT preserve area. Mr. Ventres noted that the road is going to be paved given that it's 12% grade.

Motion by Ms. Burton-Reeve to approve 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, with plans dated 11/13/2024 and photos of the completed project given the road work that is going to be completed. Seconded by Mr. Goff and unanimously approved.

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

Mr. Ventres provided an overview of the location of where the shed would go, it would be perpendicular to Pine Road. The shed was marked out at 9x18 and not 10x20 in size. Turning the shed put it slightly closer to the wetlands, although it is clearly out of the wetlands. It's a Carefree Shed, and it's going to hold the lawn mower and house grading equipment. Mr. Ventres informed the owner that she has to purchase a gasoline containment box, which she indicated she will get. The commercial vehicle is going to find another location to be parked. The shed will be installed over a gravel base.

Motion by Ms. Walls to approve the Application #IWWC 24-27 – 31 Pine Road (property location), Paul & Jennifer Zemienieski (applicant & property owner). Map 066, Lot 357. Proposed storage shed, per plans dated 12/17/2024, with photos to be provided to the Land Use Office upon completion and that a containment box be purchased to hold gasoline and solvents. Seconded by Mr. Goff and unanimously approved.

d. Application #IWWC – 24-28 – 40 Bashan Road (property location), Rodney Cone (applicant), Theodore Cone (property owner). Map 058, Lot 143. Proposed driveway.

Mr. Ventres noted this is an application to install a driveway to what was Evelyn Cone's house. A field walk is needed for this property.

Motion by Mr. Dill to schedule a field walk and continue the Application #IWWC – 24-28 – 40 Bashan Road (property location), Rodney Cone (applicant), Theodore Cone (property owner). Map 058, Lot 143. Proposed driveway. Seconded by Mr. Goff and unanimously approved.

***e.* Application #IWWC - 24-29 - 432 Town Street (property location), Scott Erlandson (applicant & property owner). Map 037, Lot 067. Proposed addition to existing building.**

A field walk is needed for this property.

Motion by Mr. Dill to schedule a field walk and continue the Application #IWWC - 24-29 - 432 Town Street (property location), Scott Erlandson (applicant & property owner). Map 037, Lot 067. Proposed addition to existing building. Seconded by Mr. Goff and unanimously approved.

***f.* Application #IWWC – 24-30 – North Moodus Road (property location), David & Joanne Shelberg (applicant & property owner). Map 081, Lot 032. Proposed activity in the upland review for construction of a driveway and grading for the house.**

Mr. Nemergut provided an overview of the project. The lot is a little over 8 acres and it's about ½ way between Stockburger and Cherry Swamp on North Moodus Road. Upon the wetlands being delineated, it became evident that there is only one location that a house can be built on. Mr. Nemergut noted there is a steep grade from the road down to the house site, and very few good spots for a driveway to be installed. He mapped out a driveway proposal; it has grades in the 12% to 15% range. The driveway, as currently planned, is very intensive in terms of disturbance to the site, but it can be done. The driveway at the closest point to the wetlands would be 50 feet from the wetlands.
Mr. Nemergut noted there is an alternative spot for the driveway that would reduce the severe grade and the cuts that would need to be made. Mr. Nemergut would like to show the IWWC what the 2nd potential driveway location would be that, while closer to the wetlands, reduces the grade severity of the driveway. He is waiting on additional information to fill in the rest of the plan and show where the 2nd driveway location could exit to the road.
Mr. Dill asked for a property boundary map. Mr. Ventres and Mr. Nemergut noted that Dick Gates has created one that will be provided.

Motion by Mr. Dill to schedule a field walk and continue the Application #IWWC – 24-30 – North Moodus Road (property location), David & Joanne Shelberg (applicant & property owner). Map 081, Lot 032. Proposed activity in the upland review for construction of a driveway and grading for the house. Seconded by Ms. Burton-Reeve and unanimously approved.

7. IWWC Enforcement Officer's Report

Mr. Ventres noted that he went to the bridge side of the Sheepskin Hollow property near the Curtin property that has been reviewed by IWWC and discovered there is another building closer to the stream that was not permitted. A zoning cease and desist was provided and the owner is going to address the issue.
Mr. Ventres also issued a zoning cease and desist for 32 Bashan Road, as a driveway cut and building has been built without a permit.

a. Storm damage to town roads

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

Mr. Ventres noted that he has not received any further information on Beebe Road.
Mr. Dill provided an updated letter to the commission members on his letter to the Public Works Director related to the Beebe Road project updates that must be completed. He will provide a digital version to Mr. Ventres who will add the logo and then will be signed by Mr. Dill and sent to Public Works.
Mr. Walls asked if a benchmark was ever established, and Mr. Dill noted that the benchmark was not provided. He is interested in getting a diagram of what is there now. Discussion ensued related to the work that was done, but that there really was no baseline recorded to build off of.

A motion was made by Mr. Dill to approve the letter and send to Public Works. Seconded by Ms. Burton-Reeve and unanimously approved.

Mr. Dill also noted that there have been numerous complaints about the potholes on Beebe Road. Public Works graded the road, and the problem is how they grade the road as it is not graded correctly to reduce the appearance of potholes.

Mr. Dill received a referral regarding an intermittent stream on Neptune Ave that flows between 2 houses. Next to the leaching field of one house, there is an intermittent stream. Before the stream gets near one of the houses, there is a depression that is quite deep and there is a pipe at the bottom. Someone built a garage over top of the pipe. Now, when severe storms occur, the water impounds and washes over one of the house's yard.
Mr. Ventres noted that this issue goes back to before there was an IWWC. The intermittent stream was not noted on this property. It was a sand pit that the owner installed a pipe on. Then the property was sub-divided and then built on. Public Works as engaged but does not have an As-Built and does not have an easement either. The real solution is to redirect the pipe and put it between 2 property lines, if it can meet the Public Health Code. Mr. Dill would like to walk the property to see if there is a way to provide the homeowner some relief as the homeowner is very concerned about his septic system. Mr. Ventres will add this location to the field walk schedule.

b. Proposed forestry regulations

Tabled

8. Adjournment

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

Respectfully submitted,
Shannon A. Goyette
Recording Secretary