East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
January 21, 2025

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, Daniel Jahne, Jennifer Burton-Reeve, David Walls
Members Absent: Mary Augustiny, Bryan Goff
Also Present: James Ventres (Land Use Administrator), Ted Cone, Rodney Cone, Scott Erlandson, Roger Nemergut, P.E.

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

3. Approval of Minutes

6.d. change "as" to "was" in the 3rd paragraph.
6.c. Change Ms. to Mr. under motion by Mr. Walls
Under 2. Finished the sentence "Mr. Dill appointed" with "…. Mr. Walls as a voting member due to the absence of other regular voting members".

A motion by Ms. Burton-Reeve to approve December 17, 2024, minutes as amended. Seconded by Mr. Walls, and unanimously approved.

4. Bills

No bills

5. Field Inspection Report

A field inspection was held on Thursday, January 16, 2025, Mr. Dill, Mr. Walls and Mr. Ventres were in attendance. The following properties were visited: North Moodus Road, 432 Town Street and 40 Bashan Road.

6. Wetlands Permit Review

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

Mr. Rodney Cone explained the need to put in a driveway as the existing right of way was denied and then another right away behind the barn wasn't of suitable quality for getting to

the cottage or the farmland. The driveway will serve both access to the fields as well as the access to the residence. Mr. Ventres noted that the 2nd right away has a cease-and-desist order from the Land Use Office. The owner has not addressed the issues, which are around the 2nd right away not being permitted correctly.
The wetlands items that must be addressed are the addition of 2 pipes to address runoff from the farmlands from the other side of the barns. There will need to be fill added to some of the areas to keep the grade at less than 8% to handle any run-off. The 2 pipes are an 18" and 12" pipes. The first pipe needs to be the larger pipe as the runoff from the 8 acres comes to that area. There is a culvert in the backyard of the barnyard, but Mr. Cone is not clear on the specifics as that culvert was installed before his time. The new driveway must be 12 feet wide to accommodate machinery. There will need to be some cutting to dig out organic material and then gravel material must be added in to keep it at 8% or less. The plans call for an 8" process depth on the top of the driveway. In addition, the hedge row will need to be cut through to get to the cottage. The areas that are exposed will be seeded.
The sizing of the pipes was chosen based on an 18" pipe that is near the town road. There has not been a problem with the 18" pipe near the road and the 2 new pipes will be tying into that 18" pipe near the road. The driveway is all permeable material; there is no attention to paving it.

Motion by Mr. Walls to approve the Application #IWWC – 24-28 – 40 Bashan Road (property location), Rodney Cone (applicant), Theodore Cone (property owner). Map 058, Lot 143. Proposed driveway, with the plans revised 1/21/2025, with pictures provided to the Land Use Office upon completion. Seconded by Ms. Burton-Reeve and unanimously approved.

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

Mr. Erlandson provided an overview of the project. He is looking to keep the existing building and add an addition to making it of a more adequate size. The property has been vacant for over 30 years. There are things on the property that must be still cleaned up. There is a big pile of topsoil that will need to be addressed. There is a stream behind the building. The pile could be moved. The septic is fine and has been inspected; he's waiting for the report. There are three different pipes to leaching fields and all are clean.
Mr. Ventres noted that because he is adding an addition, the public health code notes that the owner has to show that there could be a backup to the septic if it fails. There is ample space to install a new septic.
Mr. Erlandson installs automotive equipment and is going to use the space to have warehouse space and office space. He does not plan or need to store chemicals like oil or gasoline. Mr. Dill asked Mr. Erlandson to plan a vegetative buffer near the stream.
The existing well will be used, upon replacement of the components.
Mr. Dill noted that Mr. Erlandson has already done quite a bit of work to clean it up. Mr. Erlandson does not have other plans for space.
The driveway expansion is to provide another option besides a north entrance, due to the winter weather that makes northern driveways hard to navigate. The new driveway would exit onto Daniels Road. The existing driveway exits onto Town Street.

Motion by Ms. Burton-Reeve to approve the Application #IWWC - 24-29 - 432 Town Street (property location), Scott Erlandson (applicant & property owner). Map 037, Lot 067. Proposed addition to existing building, with conditions to add a native planting plan to the plans, with plans dated 12/5/2024, with the change from 22 feet to 26 feet from wetlands, removal of topsoil pile and photos to be submitted to the Land Use Office upon completion. Seconded by Mr. Jahne and unanimously approved.

c. **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 plan and the 3 items that were discussed at the prior meeting. He provided a walk-through of the A-2 survey where the house is located. There was also a question related to the quality of the wetlands. Mr. Nemergut also had the soil scientist come out who evaluated the wetlands, looking at flood control, pollutant renovation, wildlife habitat and sediment trapping. It is not valued as a high value wetland, and a report has been provided outlining the reasons why.
There were additional questions related to the driveway, as there were 2 potential driveway sites. Mr. Nemergut provided further information on the 2 different driveways and their grading. The northern driveway proposal is less than an 8% grade and has less cuts and fills. This driveway has a different driveway location than the original proposal had. Mr. Nemergut noted that either driveway could be done but asked the IWWC to approve the driveway coming into the property from the northern part.
The contours show a deep cut where the water used to cut, which has been diverted downhill due to the Town adding curbing to North Moodus Road. Mr. Dill asked for clarification if an additional culvert is needed to prevent the runoff from the neighboring property to prevent erosion of the driveway. There is also an option to install a swale to prevent erosion. Mr. Nemergut is going to review the site again to determine if there is a need to add additional erosion control is needed to prevent the driveway erosion. He will review again and let Mr. Ventres know if there are additional items to add to the plan. Also he noted that a 2 inch lip curb will be added to prevent the gutter flow from entering the driveway.

Motion by Mr. Walls to approve 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, with amendments that erosion control be added to the northernmost driveway, and culverting be added to the driveway if needed, with plans dated 1/21/2025. Seconded by Mr. Jahne and unanimously approved.

d. **Application #IWWC – 25-01 – Honey Hill Road, North Side, Mangano-Mazzella Preserve (property location), Town of East Haddam Land Trust (application & property owner). Map 013, Lot 003. Proposed construction of a bridge.**

Mr. Ventres provided an overview of the project which is to construct a 15’ by 3’ bridge. The Land Trust has submitted pictures of other bridges they have installed as examples of what they are looking to build. The proposed area that needs a bridge is further in, past where the

trash was located. There is an intermittent stream. The area has had trails marked – over 2 miles has been marked and opened. The bridge would cross an intermittent stream.

Motion by Mr. Dill to schedule a field walk and continue the Application #IWWC – 25-01 – Honey Hill Road, Noth Side, Mangano-Mazzella Preserve (property location), Town of East Haddam Land Trust (application & property owner). Map 013, Lot 003. Proposed construction of a bridge. Seconded by Mr. Jahne and unanimously approved.

7. Discussion

Mr. Ventres provided an update on the Neptune Avenue property that was brought to the attention of the Land Use Office. There is a pipe that was installed and is now under a garage, as the pipe was not noted on the As Built submitted in 1982. There is no easement to maintain a storm drain, and there was no work done to protect the intermittent stream. The problem is that the pipe was not known about so there was a fence installed that gets filled with organic material, and the water then sheets over to the neighbor's property.
Mr. Ventres noted that a trashrack needs to be installed to capture the debris and keep the pipe from being clogged. The problem is that the Town does not have an easement so it is not clear who is responsible for this problem. The property owner already has a berm built but the volume of water overwhelms it. An option is to extend the berm, however, that would cause the water to then run across the other property owner who has the pipe under the garage. There are a few options that could be considered. Mr. Dill asked Mr. Ventres to put this property on the field inspection calendar and also to determine how deep the hole is where the pipe is installed.

Motion by Mr. Dill to add this property to the field walk inspection schedule so that discussion can ensue during the next meeting about solutions. Seconded by Ms. Burton-Reeve and unanimously approved.

8. IWWC Enforcement Officer's Report

Mr. Ventres has no other items to discuss.

a. Storm damage to town roads

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

Neither Mr. Ventres or Mr. Dill have heard anything on the letter to Public Works. Mr. Dill would like to receive a response from Public Works by the next meeting. He would like to talk with the Town Attorney if there is no response.

b. Proposed forestry regulations

Mr. Ventres has not heard any information from the DEEP on this item.

9. Adjournment

A motion was made by Mr. Walls to adjourn the meeting at 8:40pm. The motion was seconded by Ms. Burton-Reeve and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary