

**INLAND WETLANDS AND WATERCOURSES COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
March 18, 2014
(Not yet approved by the Commission)**

1. CALL TO ORDER: Vice-Chairman Mary Augustiny called the meeting to order at 7:30 p.m. at the Town Grange.

2. ATTENDANCE:

COMMISSIONERS PRESENT: Mary Augustiny, Bryan Goff, Daniel Jahne, Jennifer Burton-Reeve

COMMISSIONERS ABSENT: Randolph Dill, 2 vacancies

OTHERS PRESENT: James Ventres, and 1 member of the public was present.

3. REAPPOINTMENT OF MEMBERS (M. Augustiny, B. Goff, and D. Jahne)

Motion by Ms. Burton-Reeve, seconded by Mr. Goff to re-appoint Mary Augustiny, Bryan Goff, and Daniel Jahne as members of the IWWC. Motion carried by unanimous vote.

4. MINUTES:

Motion by Mr. Jahne, seconded by Mr. Goff, and carried by unanimous vote to approve the minutes of the February 18, 2014 meeting as presented.

5. BILLS:

None

5. FIELD WALK REPORT

Ms. Augustiny reported that a field walk was conducted on March 16 for the applications at the Brownell site, and the property of Chris & Marie Pszczolkowski. In attendance were Ms. Augustiny, Ms. Burton-Reeve, Mr. Jahne. Mr. Ventres was also present.

6. WETLANDS PERMIT REVIEW

A) Continued: Brownell and Company, Inc., property owner, Dutch Propane, LLC, applicant, 423 East Haddam Moodus Road, wetlands permit application to install two 30,000 gallon above-ground commercial propane storage tanks and related improvements in the upland review area.

Assessor's Map 64, Lot 49.

First date: February 18, 2014

Last date: April 23, 2014

Upon inquiry from Ms. Augustiny, Mr. Ventres confirmed that this application includes dredging of the pond.

Mr. Roger Nemergut, P.E. addressed the commission. He distributed revised plans, though he noted the plans had not changed significantly. Mr. Nemergut stated as they walked the site, they needed to formalize the driveway that is there now. Because they are going to be doing work there, they plan $\frac{3}{4}$ -inch stone; however, they proposed to extend the native plantings up toward Route 149. The second change was that the original plan called for removing the rear addition of the mill building. There are also remnants of another building northeast of the mill building. This is close to the Moodus River. There had been a suggestion that the wall that is parallel too Moodus River does provide some protection for the river. The cross hatched area depicted on the plan would remain intact. They would likely take the wall down to approximately 4-feet above grade near that area of the river. Responsive to inquiry by Mr. Jahne, Mr. Nemergut stated the "L" shaped piece would remain. There is a portion of the building that is in the way of the tanks, and that section would have to be removed. Mr. Nemergut stated he would modify the area outside of the area for the tanks.

Mr. Jahne asked about the driveway. He asked if any type of investigation would be done for the sluiceway for the integrity of the driveway when the large trucks go over it. Mr. Nemergut does plan to look at this.

Mr. Goff asked about the fencing. Mr. Nemergut believed it was for security purposes. Mr. Goff asked about the storage of tanks. Mr. Brad Parker stated these tanks would be empty. Also responsive to Mr. Goff's question, Mr. Nemergut stated he believed the tanks would be $\frac{5}{8}$ " thick. Ms. Augustiny asked if the tank would sustain a gunshot. Mr. Nemergut stated they would not. He noted that this was addressed.

Mr. Jahne asked about the hedge. Mr. Nemergut stated the hedge near the tanks was a proposed screening area. He stated that there is a requirement that 25-feet around the tanks would have to be cleared. In order to get in the landscaping, they have added the plantings shown. Ms. Augustiny asked about the piping. Mr. Nemergut stated there were two options. He stated they could go above ground, but would have to be galvanized metal, which is very expensive. They are checking to see if they could be underground if the pipes are PVC.

Mr. Goff asked for clarity on the reason for the placement of the tanks. Mr. Nemergut stated the tanks are placed in the proposed location for a safety blast zone, as well as aesthetics. He added that the tank was tucked up close to the bank. He stated people would be able to see at least the top half of each tank. He stated the tanks would be painted a light green color, and the stacks would be painted a light blue, to blend in somewhat with the sky.

Mr. Goff asked if they should have to be painted white in order to deflect the heat. Mr. Nemergut stated they could be painted to blend in with the aesthetics, for an extra expense. He stated the stanchion areas would be gated.

Mr. Jahne asked about the building itself, and he noted there were no gutters on it. Mr. Nemergut stated there were no gutters, and there was some erosion present. Mr. Nemergut suggested instead of just adding stone to the driveway, they should bring it all the way up to the building, in order to correct the erosion problem. He stated that someone had asked about paved leak off. He stated when they do the stoning; they could also do that area.

Mr. Goff asked what would be done with the debris that is taken off the building. Mr. Nemergut stated this material will be removed from the site by direct loading into dumpsters. Mr. Goff voiced concern about lead-based paint, but if it was taken directly off the site, it would not be an issue.

Mr. Nemergut stated they had talked about a dry hydrant in the Moodus River with the fire marshal. They looked into that, and it does not make sense, as the river is too low to be functional. Therefore, they have removed that item from the plan. Mr. Ventres added that in some years when there is a dry summer, the flow actually stops.

Mr. Nemergut stated there is a change regarding the location of the dry hydrant from the pond. He explained that the pump house is fire protection for the Brownell building, and it feeds the sprinkler system for the Brownell buildings. This is fed directly by the pond. It is a large pump, and it is well maintained. The source does not appear to be affected by siltation. They may incorporate that pump into their fire protection for the tanks. It would probably be a type of dual system, but they are still talking with the fire department about this. They picked an area for the dry hydrant, and there is a 6 or 7 foot grade differential.

Mr. Nemergut stated they now know where the septic system is. Mr. Nemergut showed on the plan where the 2,000 gallon septic tank is located. He noted that the leaching field runs parallel to the driveway. Ms. Augustiny asked if the leaching field went underneath the driveway where the trucks would be driving. Mr. Nemergut stated they would, but there is a grade differential, and there would be additional soil added over the leaching fields.

Responsive to inquiry by Ms. Augustiny, Mr. Nemergut stated the plan was to dredge the pond at least 2-feet to remove the siltation. In one area, they will likely remove 8-9 feet. The fire marshal had informed Mr. Nemergut that even if they take 2-feet out, they could still get weed growth, so he suggested they go deeper in this pump area. They plan to de-water, and he showed this area on the plan. They will discharge to the river. If the water is discolored, they will hook up a Dirt Bag system to filter the water. Mr. Ventres suggested running this to the wetland area and to let the wetlands do their job. Ms. Augustiny suggested that Mr. Brian Curtis review this. Mr. Goff agreed.

Ms. Augustiny noted that the water in the pond would be brought to the lower area. The commission briefly discussed the inlet pipe. Mr. Ventres stated this may need to be a field modification to add some type of a hood to alleviate this problem. Mr. Nemergut stated there will be an easement to go in as necessary to maintain the pond. Mr. Ventres stated this came before the commission back in 1976 to dredge this pond. Ms. Augustiny asked if there was a better method for trapping the silt. Mr. Nemergut suggested they may be able to do something with perforations to help this.

Mr. Jahne noted that they were going to dredge 2-feet across the entire pond, and then deeper at the inlet pipe. He asked how much material would be dredged. Mr. Nemergut estimated it would be 1,500 cubic yards. They believe they can direct load, not water-tight, but to trap the siltation for removal. They plan to dredge as much as they can from the side. What they cannot dredge from the side, they will have to go into the pond, either on large rock or mats.

Mr. Jahne asked about the inlet structure. Mr. Nemergut plans to locate the inlet, and evaluate it. They discussed the dredging. Mr. Parker stated they may have enlarged the berm during the last dredging.

Mr. Todd Gelston asked the size of the tanks. Mr. Nemergut stated there would be two 30,000 gallon tanks. It was noted that they would be liquid propane. Mr. Gelston asked if they would vent. He voiced concern that the gas would be heavier than air, and would suffocate the vegetation. Mr. Rich Carella stated the gas would be lighter than air.

Mr. Gelston asked how high the water was here in the 1982 flood. Mr. Nemergut stated the 1982 flood was more than a 100-year flood, but less than a 500-year flood. He believed the bottoms of the plants would be above the 500-year flood level. Mr. Nemergut stated they would be taking out more than they were putting in. Mr. Ventres noted that the 1982 flood was a 350-year storm. The constricting factor on that was the bridge near EB Exterminating. They have now increased the size under this bridge. The water in 1982 did hit the back of Brownell Company. He stated the wetland in this area is critical because the maples did a good job of directing the water away from this area. Mr. Nemergut stated the increase of the surface area with the removal of the buildings is nominal, but it is a net increase. Mr. Ventres stated the removal of the fire house also would help this.

Mr. Jahne asked about maintenance of the pond. Mr. Nemergut noted that part of the negotiations for purchasing this property would be that they would have the right to go in and maintain this pond. A brief discussion ensued regarding dry hydrants, etc. Mr. Ventres stated that an annual inspection would be a minimum requirement. He stated the fire department inspects their fire standpipes annually. He stated there are problems on Wigwam because of the sand used during the winters. Mr. Nemergut stated there would be no way to know how long before the pond would have to be dredged. It would be dependent upon an inspection. Mr. Ventres would suggest an annual inspection with copies of the results sent to the fire marshal, etc.

Ms. Augustiny asked if Brownell owned the pond now. Mr. Parker stated that Brownell does own the pond, and will continue to own the pond. Mr. Nemergut stated there would be an easement so that Dutch Propane could go in and inspect/maintain the pond.

Ms. Augustiny asked about the piping. Mr. Nemergut stated if they were allowed to do so, they would likely use underground PVC piping. If not, they would likely use galvanized piping, above ground.

Ms. Augustiny would like all of the things discussed tonight to be conveyed to Mr. Curtis for review, along with the plans.

Mr. Nemergut asked if they would like the plans submitted tonight. Mr. Goff stated they would like to have Mr. Curtis look at the plans submitted for the specific issues addressed tonight. Mr. Ventres will email Mr. Curtis and Mr. Nemergut for times to conduct a site walk. Mr. Ventres will also ask Mr. Curtis to look at these plans for any planning & zoning issues.

Motion by Mr. Goff to continue the application of Brownell and Company, Inc., property owner, Dutch Propane, LLC, applicant, 423 East Haddam Moodus Road, wetlands permit application to install two 30,000 gallon above-ground commercial propane storage tanks and related improvements in the upland review area until the next regularly scheduled meeting for comment of the commission's professional engineer. Motion seconded by Ms. Burton-Reeve, and carried by unanimous vote.

7. SUBDIVISION REIVEW

A) New: Kris and Ann Marie Pszczolkowski, 54 Ray Hill Road, Subdivision review for a proposed 3-lot subdivision. Assessor's Map 18, Lot 37.

First date: March 18, 2014

Last date: May 20, 2014

No one representing the applicant was present at this meeting. Mr. Ventres presented the plans. The front house would have a rain garden. They need to do test pits for Planning and Zoning. All of the activity is outside of the upland review area. There is no wetland impact on this application.

Mr. Ventres stated there are planning and zoning issues that need to be addressed on this application, but for sight line. Mr. Jahne noted that there was a previous water issue coming out of the bank, from seepage. Ms. Augustiny asked if the water problem is a town drainage problem. Mr. Ventres stated if they are going to put in a driveway, they would have to design any pipes underneath the driveway to address that.

Motion by Mr. Goff to send a letter to the Planning and Zoning Commission indicating that the subdivision of Kris and Ann Marie Pszczolkowski, 54 Ray Hill Road meets the requirements of the IWWC, and that the Planning and Zoning Commission review the driveway crossing and potential water issue. Motion seconded by Mr. Jahne, and carried by unanimous vote.

8. IWWC ENFORCEMENT OFFICER'S REPORT

Mr. Ventres distributed four DVDs that were sent to him by the DEEP should anyone want to view them.

Mr. Goff asked if there was an update on Shagbark. Mr. Ventres did not have a report, since it has been too cold for contractors to do much work.

Mr. Goff stated the culvert replacement on Haywardville Road was very impressive. There was minimal impact, and the work was done quickly and efficiently.

Mr. Ventres stated he has received many calls from people on Lake Hayward this winter regarding bubblers. One woman called to report that one bubbler went across the water cutting the lake into two sections. Mr. Ventres was concerned because people go ice fishing and skating with the expectation that there is a large amount of ice and it is safe everywhere. Mr. Ventres contacted the DEEP as these are state waters, but they did not respond. Mr. Ventres submitted regulations from other States and existing laws from Canada to the State, and reported that this is now in the State's hands for action.

Mr. Ventres distributed a P&Z proposed amendments and additions for agriculture regulations, in order to allow for accessory uses. This would allow people to have some public events, with approval of the P&Z commission.

Mr. Jahne asked if the commission has recently done an inspection on the Urban property. Mr. Ventres will check into this again. The last time he tried to contact the property owner, he was informed that he was in Europe.

Mr. Ventres distributed information on two open space parcels, for which the Town is seeking funding. The first parcel is the Lena property, and is comprised of 207 acres. This is located in the southeast corner of town. There is a wetland corridor running through it. This is almost all in the Eightmile watershed area. This has a minimum lot yield of 24 lots. Ms. Augustiny noted that there is potential for agriculture use, particularly at the top of the parcel.

Mr. Jahne asked about the funding mechanism. Mr. Ventres stated this is from the community investment fund, which is funded through deed copies, etc. The fund balance is there. The last round matched at 50%. The grants are due March 31, 2014.

Mr. Ventres reviewed the next property, which is 19 acres, wedged between the Nature Conservancy property. The property has a critical wetland area on it. They have a system of trails that is not maintained, and The Nature Conservancy has offered to let the Town maintain the trails. This would give another set of walking trails.

Mr. Ventres stated that he and Ms. Tiffany Quinn went to a seminar on trails. This is a system where they can download hiking trails to Google Earth, but also download it to phones. The website is mytrails.com. He wants to bind the State's trails, as well as the towns, Nature Conservancy, etc. The goal is to open the trails for East Haddam, select a trail, and photos can be added. East Haddam has signed up for three years for \$250.00 for management of the website. Mr. Gelston would like to have his name and phone number. The town will have to go out, mark the trails with their GPS systems, and email it to him in a PDF format.

Mr. Ventres noted that Ms. Quinn is also on the Ambulance Commission. Last year, she received a call from someone who had been cutting trees on the trail, and one fell on a man's back. The man called 911, but they could not locate him for some time.

Ms. Augustiny noted that part of the submission to the State is that they like to get letters of support.

Motion by Ms. Burton-Reeve, seconded by Mr. Goff to send a letter of recommendation to the State for the purchase of the two open space parcels. Motion carried by unanimous vote.

9. CONSERVATION COMMISSION INPUT

Mr. Gelston hoped to be out this weekend on the Hatch property, as well as Rose Hill Farm.

Mr. Gelston stated the Conservation Commission's priority is to mark the trails and mark the property boundaries.

Mr. Gelston noted that they are looking for volunteers. If anyone would like to be on their distribution list, please send Mr. Gelston an email at tgelston@comcast.net.

Mr. Jahne asked if they would be able to drive down to the water for kayaks. Mr. Ventres stated he would ask again about this.

Ms. Melissa Ziobron reported that she is working on having a grand re-opening of Sunrise.

Ms. Ziobron asked if anyone has seen a newsletter for the Salmon River updates. It is posted on the River Cog. Mr. Ventres will send this to the commission tomorrow. Ms. Ziobron stated this has very good information on all of the work they have been doing.

10. ADJOURNMENT

Motion by Ms. Augustiny, seconded by Mr. Goff to adjourn at 9:16 p.m. Motion carried by unanimous vote.

Respectfully submitted,

Holly Pattavina