

**INLAND WETLANDS AND WATERCOURSES COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
May 20, 2014
(Not yet approved by the Commission)**

1. CALL TO ORDER: Chairman Randolph Dill called the meeting to order at 7:30 p.m. at the Town Grange.

2. ATTENDANCE:

COMMISSIONERS PRESENT: Mary Augustiny, Randolph Dill, Bryan Goff, Daniel Jahne

COMMISSIONERS ABSENT: Jennifer Burton-Reeve, 2 vacancies

OTHERS PRESENT: James Ventres, Land Use Administrator, Todd Gelston, Conservation Commission representative, and 6 townspeople were present.

4. MINUTES:

No changes were made to the minutes, but Ms. Augustiny suggested the conservation commission representative should be added to the attendance for each meeting.

Motion by Mr. Goff, seconded by Mr. Jahne, and carried by unanimous vote to approve the minutes of the February 18, 2014 meeting as amended to add Mr. Todd Gelston as the Conservation Commission representative.

5. BILLS:

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| Branse, Willis, and Knapp (Clark Gates, LLC) | \$629.00 |
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| Hartford Courant | 100.25 |
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Motion by Mr. Goff, seconded by Mr. Jahne, and carried by unanimous vote to approve payment of the bills as presented.

5. FIELD WALK REPORT

Mr. Dill stated that Ms. Augustiny and Mr. Dill attended both site walks. Although Mr. Goff was not able to attend the scheduled site walk, he did visit the I-Park site individually.

6. WETLANDS PERMIT REVIEW

A) Continued: DRA, LLC, 428 Hopyard Road (I-Park), Wetlands permit review to create parking areas across wetlands and an intermittent swale. Assessor's Map 61, Lot 12.

First date: April 15, 2014

Last date: June 18, 2014

Mr. Nemergut addressed the commission on behalf of the applicant.

Mr. Gelston arrived at 7:36 p.m.

Mr. Nemergut reviewed the revised proposed plans for a special event parking area on the northwestern part of the parcel. It would be a one- or two-day, once or twice per year event. The spaces were delineated on the revised plans, which he submitted to the commission. He stated they would have someone posted at the lot to direct the parking of cars during these events. No grading would be required. For recent events, they have had parking park on the grass across the street, under a rental agreement with a neighbor.

Mr. Nemergut stated they had originally proposed an open-bottomed culvert. This part of the plan has been changed to a 6-foot crossing with a raised, wooden pedestrian bridge. It is no longer proposed to be a 12-foot crossing. Due to the width of the previous crossing, they would have had to use a larger culvert. The pedestrian bridge eliminates the need for this.

Mr. Nemergut stated they have also revised the planting strip. They are now proposing a 15-foot perimeter of perennials, and elimination of the shrubs. This planting plan detail is noted on the plans. They reviewed the soil types for the parking area. They are Canton-Charlton type soils, which are gravelly loam.

Mr. Nemergut stated they are proposing some type of a vehicular barrier. Along the far ends of the parking lot, they have added a curtain drain, more as a precaution. That activity would be confined outside of the upland review area. In terms of the drainage area, more than 90% of the drainage comes from across the road. Ultimately, these areas would be discharging to the area that feeds the Eightmile River watershed.

Responsive to inquiry by Mr. Dill, Mr. Nemergut stated the northern access would have a paved apron at the entrance from the road. The area would still be grassy. On one part of the parking, they would have to do some clearing, as there are some trees. This area would be planted in accordance with the other planted areas. The southern entrance would be from Hopyard Road. The bulk of that would also remain as grassy vegetation. This area would have approximately 9 parking spaces, and would have a plastic grid set on gravel, then topsoil would be added to the individual cells, and grass planted. These grids are very thin, but are durable. Mr. Nemergut believed this would be a good application in this area.

Mr. Dill commented that this was a great improvement over the last meeting's plans. However, he still had to ask if there were prudent and feasible alternatives. Mr. Nemergut stated there is another area, but they would have to grade the other area. The other issue would be that the other possible area

would be on a State highway. He believed it would be difficult to get an approval due to the State's restrictions.

Mr. Goff noted that the field itself was pretty dry as one moves away from the watercourse. He agreed that they have made significant changes to this application.

Ms. Augustiny believed they would be able to filtrate any water that comes off the proposed area.

Mr. Jahne asked if the plan identifies the flagging and if so, when it was done. Mr. Nemergut confirmed that the wetlands were flagged by Mr. Richard Snarski earlier this year. When he did the flagging, he made a note of a potential vernal pool near the existing pond. Late last month, he confirmed there were none. Mr. Nemergut read into the record a letter from Mr. Richard Snarski indicating that this pond was not a vernal pool.

Mr. Gelston asked what would constrain the vehicles during those events. Mr. Nemergut stated there will be attendants posted in the area. Also, along the border of the parking closest to the wetland, there will be either a split rail fence or some other type of barrier.

Mr. Jahne asked about the temporary stockpile area, and whether there would be grading. Mr. Nemergut explained that this stockpile was there from the previous work. However, when they construct the 9-space parking area, they will need some of this area.

Responsive to inquiry by Mr. Dill, Mr. Ventres stated that this will also be reviewed by Planning and Zoning. Mr. Ventres stated that the Planning and Zoning Commission would they would review the number of spaces, number of events, etc. Mr. Dill noted that if there were limited events, it would be less impact.

Motion by Ms. Augustiny to approve DRA, LLC, 428 Hopyard Road (I-Park), Wetlands permit review to create parking areas across wetlands and an intermittent swale with the following conditions:

- All work shall be done in accordance with the plans submitted May 20, 2014.
- Access will be pedestrian or emergency vehicle access only.
- The commission shall send notice to the Planning and Zoning Commission that this approval is based on the fact that this area will only be used 1-2 times per year, and that if the use should increase, the IWWC would have concerns.

Seconded by Mr. Goff, and carried by unanimous vote.

B) Continued: Joseph D'Addeo, 2 Fieldstones Drive, create new access to the lake, repair of existing dock, installation of two new docks, repair of existing stone walls and future plans to construct two sheds, two patio area, and a gazebo. Assessor's Map 58, Lot 118.

First date: April 15, 2014

Last date: June 18, 2014

Mr. Joseph D'Addeo addressed the commission. He revised his plans. He would like to replace the existing wooden dock with a new, aluminum dock. The dock is two sections, 20-feet long total. He

noted that the map is not to scale, and it actually does not protrude very far beyond the land. It is approximately 4-5 feet beyond the land.

Responsive to inquiry by Mr. Goff, Mr. D'Addeo stated that he needed this length for the depth off the dock. Mr. Dill voiced concern about restricting the lake. Mr. D'Addeo commented that there is a large rock that has a buoy attached to warn boaters.

Ms. Augustiny noted the area marked in orange is quite steep and has old growth mountain laurel. Mr. D'Addeo showed photos of flowers he would like to plant in this area.

Mr. D'Addeo also stated he would like to add one patio, possibly slate, in the future. There is another patio area that is in disrepair, which he would like to repair in the future.

Mr. Dill asked what prompted this application. Mr. Ventres stated he received a call on a Friday afternoon, and discovered the area marked in orange on the plan with work in progress. He left a card for the property owner to call, and then spoke with him about erosion control, etc. Mr. Ventres stated the laurel is the root base. However, there is a large amount of bittersweet and multiflora rose. Ms. Augustiny noted that the laurel that was there was cut, but the roots were not disturbed, so it will grow back. She stated the bittersweet and multiflora rose needs to be removed so that the natural plants can grow back.

Mr. Dill asked about the dock. Mr. D'Addeo noted that the docks would come in panels.

Mr. D'Addeo stated that there are two units there. It was noted this was the reason for two patios, etc. Mr. Dill asked for the patio area near the proposed dock, what material would be used. Mr. D'Addeo asked for suggestions about the material. Mr. Dill stated they needed to know what material would be used before they acted on this application. It was suggested that since the patio would be a future addition, the commission could approve the application as a wooden deck, and the applicant could come back for a modification if he wanted the stone in the future.

Mr. Gelston asked for the applicant to consider porous block.

Ms. Augustiny asked the size of the sheds. Mr. D'Addeo stated they would be 10x12 and 10x14. Ms. Augustiny suggested they have stone added around the sheds for a drip line to minimize erosion. Mr. D'Addeo had a photograph of a stone drip line, as well as plantings.

Mr. Goff asked if the wooden patio/deck would be stained, etc. If so, they should stain or paint the material before bringing it to the patio. It was noted that the material would likely be Trex decking.

Mr. Ventres stated the narrative was updated.

Motion by Ms. Augustiny to approve the application of Joseph D'Addeo, 2 Fieldstones Drive, with the following conditions:

- One new dock, 5ft. x 20ft., aluminum framed
- Repair of the existing stone walls

- Two sheds, one 10ft. x12ft., and one 10ft. x 14ft., with an appropriate drip area
- A patio area with a wooden deck
- Work shall be done per the plans revised May 20, 2014 by the commission and the narrative dated May 20, 2014 by the commission.
- Any changes to the wood deck must be reviewed by the commission.

Motion seconded by Mr. Goff, and carried by unanimous vote.

C) New: Town of East Haddam, Conservation Commission, Hatch Lot, Mill Road. Creation of parking area and foot bridge over intermittent stream.

First date: May 20, 2014

Last date: July 23, 2014

Mr. Ventres stated that there is a vernal pool on the site. They looked at it during the recent Government Day. They do have a plan, but due to the virus that has affected all of the computers in the Town office, they presently have no data. Mr. Ventres hoped to have this data for the next meeting.

Ms. Augustiny asked on which trail the intermittent trail is located. Mr. Gelston stated it is near the road.

Motion by Ms. Augustiny to continue the application for the Town of East Haddam, Conservation Commission, Hatch Lot, Mill Road. Creation of parking area and foot bridge over intermittent stream and schedule a field walk. Motion seconded by Mr. Goff, and carried by unanimous vote.

7. IWWC ENFORCEMENT OFFICER'S REPORT

Mr. Ventres received a plan for a subdivision review, but he has not heard anything more, and he has not received the application.

Mr. Ventres stated they had a breach near the Wrassling Cats, all the way down to the Goodspeed, H&R building. A beaver dam let go. A brief discussion ensued. There is virtually no water left in the pond. There are basically just a few puddles left. Ms. Augustiny asked if they could add a beaver deceiver. Mr. Ventres stated there was a beaver deceiver in place.

8. CONSERVATION COMMISSION INPUT

No report

9. ADJOURNMENT

Motion by Mr. Goff, seconded by Mr. Jahne to adjourn at 8:42 p.m. Motion carried by unanimous vote.

Respectfully submitted,

Holly Pattavina

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