

**INLAND WETLANDS AND WATERCOURSES COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
June 17, 2014
(Not yet approved by the Commission)**

1. CALL TO ORDER: Vice Chairwoman Mary Augustiny called the meeting to order at 7:32 p.m. at the Town Grange.

2. ATTENDANCE:

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

COMMISSIONERS ABSENT: Randolph Dill, Dan Jahne, 2 vacancies

OTHERS PRESENT: James Ventres, Land Use Administrator, Todd Gelston, Conservation Commission representative, and 2 applicants were present.

3. MINUTES:

The Commission reviewed the meeting minutes from the May 20, 2014 meeting. The following changes were made:

Page 5, top of page (motion) add, **“repair of existing dock”**.

Page 5, third paragraph, change sentence to read, “Ms. Augustiny asked on which **stream** the intermittent stream is located.

A motion was made by Ms. Burton-Reeve to approve the minutes as amended. Seconded by Mr. Goff and carried by unanimous vote.

4. BILLS:

There were no bills to pay.

5. FIELD WALK REPORT

Ms. Augustiny and Mr. Smith attended the field walk at the Hatch Lot. Ms. Augustiny and Mr. Jahne attended the field walk at the Passamano property.

6. WETLANDS PERMIT REVIEW

**A) Town of East Haddam, Conservation Commission-Hatch Lot (Former Pages Property) Mill Road, creation of parking area and footbridge over intermittent stream. Assessor's Map 20, Lot 23.
First date: May 20, 2014 Last date: July 23, 2014**

Mr. Gelston spoke, representing the Conservation Commission. The plan for the parking lot is as follows: the area to be used is an existing field area across from Robert Fiala's property. The area is approximately 65 feet x 80 feet and will be a gravel parking area. The top soil will be placed in a stockpile away from the wetlands. The nearest corner is approximately 58 feet from the vernal pool.

Ms. Augustiny recommended that the back side have some type of barrier installed. She also noted that the pathway to the existing trail would need wood chips installed in the wet areas.

Mr. Ventres stated that Public Works may require a small apron on Mill Road.

The second project is the construction of a small foot bridge over an intermittent stream. Mr. Gelston presented photos of the existing wood road crossing and the proposed site which was much narrower. The total length would be 20 feet.

A motion was made by Mr. Goff to approve Town of East Haddam, Conservation Commission-Hatch Lot (Former Pages Property) Mill Road, creation of parking area and footbridge over intermittent stream. Assessor's Map 20, Lot 23. Seconded by Ms. Burton-Reeve and carried by unanimous vote.

**B) Michael C Robichaud, 68 Hilltop Rd – Moodus Reservoir, demolition of existing shed, construction of new 10' x 12' shed, construction of removable dock, replacement of existing retaining wall, and removal of several trees. Assessor's Map 67, Lot 170.
First date: June 17, 2014 Last date: August 19, 2014**

Mr. Robichaud joined the Commissioners at the table and briefly described his proposed project. He noted that in the future, he will be adding an addition and a garage.

Ms. Augustiny recommended that he add those projects to the application. The addition would be approximately 24 feet x 37 feet.

A motion was made by Mr. Goff to continue the application and schedule a field walk. Seconded by Ms. Burton-Reeve and carried by unanimous vote.

**C) Dennis Pilarczyk, 42 Glimmer Glen, construction of patio and retaining wall. Assessor's Map 80, Lot 346.
First date: June 17, 2014 Last date: August 19, 2014**

Mr. Ventres stated that the proposal was to construct a stone patio 20 feet from Lake Hayward.

A motion was made by Ms. Burton-Reeve to continue the application and to schedule a field walk. Seconded by Mr. Goff and carried by unanimous vote.

D) Jonathan Peters, Hilltop Road – Moodus Reservoir, construction of single family residence with activity in the upland review area. Assessor’s Map 67, Lot 171.

First date: June 17, 2014

Last date: August 19, 2014

Mr. Peters presented his plans dated May 4, 2014 to the Commission. He explained that he is proposing to construct a single family residence and install a septic system in the upland review area. Mr. Ventres said that the lot is a lot of record prior to zoning and it needs Inland Wetlands and Watercourses Commission review and approval. Following IWWC approval, it will need Site Plan Review approval from the Planning and Zoning Commission.

Mr. Ventres reported that the engineer for the project has submitted nitrogen dilution calculations that will be forwarded to Brian Curtis, P.E.

Mr. Peters also noted that he would like to add a dock for this project.

A motion was made by Mr. Goff to continue the application and to schedule a field walk. Seconded by Ms. Burton-Reeve and carried by unanimous vote.

7. SUBDIVISION REVIEW

Application 14-13 David Passamano, 134 Tater Hill Road, Subdivision Review for a proposed 2- lot subdivision in the R-2 zone. Assessor’s Map 22, Lot 35.

First date: June 17, 2014

Last date: August 19, 2014

Mr. Ventres presented plans prepared by Dutch and Associates dated May 20, 2014. The proposal was for a two-lot subdivision with an existing house on one lot. Mr. Ventres read into the record a portion of the letter written by Brian Golembiewski, Registered Soil Scientist, stating there are no wetland soils on the property.

Ms. Augustiny and Mr. Jahne reviewed the parcel on Monday night and found no issues.

A motion was made by Mr. Goff to send a letter to the Planning and Zoning Commission stating that the proposal meets the requirements of the Inland Wetlands and Watercourses Commission. Seconded by Ms. Burton-Reeve and carried by unanimous vote.

8. IWWC ENFORCEMENT OFFICER'S REPORT

There was nothing to discuss.

9. CONSERVATION COMMISSION INPUT

Mr. Gelston stated that the Conservation Commission had nothing new to discuss

10. ADJOURNMENT

A motion was made by Mr. Goff to adjourn at 8:25 p.m. Seconded by Ms. Burton-Reeve and carried by unanimous vote.