

INLAND WETLANDS AND WATERCOURSES COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
July 15, 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, Jennifer Burton-Reeve Randolph Dill, Bryan Goff, Daniel Jahne

COMMISSIONERS ABSENT: 2 vacancies

OTHERS PRESENT: James Ventres, Conservation Commission representative Todd Gelston (arrived 7:30 p.m.), and 6 townspeople were present.

4. MINUTES:

Motion by Mr. Goff, seconded by Ms. Burton-Reeve, and passed unanimously to accept the minutes of the June 17, 2014 meeting as presented. Mr. Dill abstained, since he was not at the last meeting.

5. BILLS:

Hartford Courant	\$90.22
NLJ (Hilltop Road nitrogen discharge evaluation)	218.31

Motion by Mr. Goff, seconded by Ms. Burton-Reeve, and carried by unanimous vote to approve payment of the bills as presented.

5. FIELD WALK REPORT

It was noted that Mr. Ventres, Mr. Dill, and Ms. Augustiny attended the field walk for five locations on June 10, 2014.

6. WETLANDS PERMIT REVIEW

A) Continued: Michael C. Robichaud, 68 Hilltop Road – Moodus Reservoir, demolition of existing shed, construction of a new 10' x 12' shed, construction of removable dock, replacement of existing retaining wall, and removal of several trees. Assessor's Map 67, Lot 171.
First date: June 17, 2014 **Last date: August 19, 2014**

Mr. Robichaud addressed the commission and submitted his plan. He stated the proposed addition was 92 feet from the lake. This area is within the 100-foot upland review area.

Mr. Robichaud stated there are a couple of existing retaining walls in the middle of the property that are falling down. He would like to re-build them with landscape blocks. The one at the bottom has eroded. He would like to raise one area he showed on the plan 4-feet, and then build stairs in this area, due to arthritis in his knees. He would like to remove some trees, and he would like to add a dock. He explained that there is a lot of shade, he does not want to have debris get into his boat. Mr. Robichaud noted that during the field walk, Ms. Augustiny suggested if he cut some trees, that he add another retaining wall. He was not opposed to this, but he would like more sunlight.

Mr. Robichaud would like to remove the shed and relocate it. Eventually, he would like to add a master bedroom and a deck to the existing house.

Mr. Dill noted that one side of the property is unprotected. Mr. Robichaud stated there is one area that was previously deeded as open space. He reviewed the plan and the trees he would like to remove. Mr. Dill believed once the addition is done, it should stop most of the erosion on one side. Until that time, he would be opposed to removing any of the trees. Mr. Robichaud asked about pruning, since the branches overhang about 50-feet.

Ms. Robichaud stated they came to Colchester from Boston. Since coming to Connecticut, they fell in love with East Haddam, and purchased their home here. They plan to spend the rest of their days here, and will respect the environment.

Ms. Augustiny suggested low bush blueberries near the lake's edge to discourage geese. She also recommended periwinkle or pachysandra, as it will help erosion.

Mr. Dill asked the depth of water. Mr. Robichaud believed at the 22-foot mark, he believed the water was 5-6 feet deep. Ms. Augustiny asked if the dock would be removable, to which Mr. Robichaud stated it would. Mr. Dill asked the approximate length of the retaining walls. Mr. Robichaud guessed that the lengths were 60-65 feet and 30-35 feet. He would like to bring the wall to level the area.

Mr. Augustiny asked the location of the septic tank. Mr. Ventres believed the tank was original and was located down below.

Motion by Ms. Augustiny to approve the application of Michael C. Robichaud, 68 Hilltop Road – Moodus Reservoir, demolition of existing shed, construction of a new 10' x 12' shed,

construction of removable dock, replacement of existing retaining wall, and removal of several trees, with the following conditions:

1. The two retaining walls are to be constructed as per the plans.
2. Removal of four trees (two to be removed now, and two at a later date)
3. Proposed bedroom and deck addition
4. Before the proposed garage/additions, the applicant shall call the Land Use office (after the landscaping components are completed)
5. Photos must be taken prior to any work commencing, and after the work is done, and submit them to the Land Use office for the file.

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

B) Continued: 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. Pilarczyk addressed the commission. Mr. Ventres distributed a GIS map.

Mr. Pilarczyk reviewed the plan for his patio. It would have bluestone material, with boulders. He noted that half of his property is rock outcroppings. Off the driveway, there will be large stepping stones stacked, and the last one will be on the patio. Smaller stones will build up the area for plantings, etc. Currently, the area is mostly mountain laurel.

Mr. Dill asked how the patio will be constructed. Mr. Pilarczyk understood that it would have 6-8 inches of base material, then compacted. They will then add a layer of patio sand, and the stones would be placed on top. There will be another type of sand to fill the gaps.

Mr. Dill asked the dimensions of the patio. Mr. Pilarczyk indicated it would depend on the number of stones they found. The patio area would be approximately 16 x 20 feet, dependent upon the rocks. It would not be larger than 16 x 20 feet.

Mr. Pilarczyk noted there is a line of boulders in front of the water. Mr. Dill stated there was some type of structure. Mr. Pilarczyk noted there was a large built-in grill that has been removed. He would like to remove the concrete pad into which the grill had been built.

Mr. Dill asked how the rock wall would be built. Mr. Pilarczyk stated there would be a small backhoe to install the boulders. A brief discussion ensued about fabric and the possible construction. Ms. Augustiny asked if a contractor would be doing the work, to which Mr. Pilarczyk responded affirmatively. She asked about hay bales. Mr. Pilarczyk stated the contractor told him the backhoe work would only be one day. Mr. Ventres suggested no hay bales be used, since it would only be one day. There will also be plantings between the rocks (and soil)

Motion by Ms. Augustiny to approve the application of Dennis Pilarczyk, 42 Glimmer Glen, construction of patio and retaining wall, with the following conditions:

1. The patio shall not be larger than 16' x 20'.
2. On the patio side, the retaining wall shall have filter fabric installed against it to prevent erosion.
3. Photographs shall be taken before the work commences, as well as after completion, and submitted to the Land Use office for the file.

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

C) Jonathan Peters, Hilltop Road – Moodus Reservoir, construction of a single family residence with activity in the upland review area. Assessor's Map 67, Lot 170.

First date: June 17, 2014

Last date: August 19, 2014

Mr. Peters and Mr. Victor Benni, civil engineer, addressed the commission. This parcel encompasses Lots 9 and 10, which total 3/10 acre. This parcel is currently vacant, with the exception of a shed and a wooden deck. This proposal is for construction of a 4-bedroom dwelling. There would be a 30 x 40 foot footprint. They proposed to keep the wooden deck during the construction. A sediment and erosion control fence was proposed. Mr. Benni reviewed the septic system. The proposed well would be located at the top of the property. The test pits showed nice, sandy soils. They submitted a nitrogen analysis to the Town and to NL Jacobson. NL Jacobson's review suggested another way of running the calculations and a rain garden.

Mr. Dill asked where the rain garden would be located. Mr. Benni stated it was not shown on the plan, but the rain gardens would be at the top corners of the property. Responsive to inquiry, Mr. Benni stated the driveway is just a pull off at the top of the property. Mr. Ventres noted that for Planning & Zoning, they would need a minimum of two parking spaces on the plan.

Mr. Ventres read the recommendations from Mr. Curtis's review letter dated June 20, 2014. Mr. Curtis recommended a more realistic wastewater flow of 250 gallons per day be used in the analysis, as well as some type of subsurface infiltration.

Mr. Ventres stated that Mr. Peters will need to come talk to him about building heights, since the lake zone has a different regulation than other areas.

Mr. Peters stated the distance of the dock is 19-feet.

Mr. Dill asked if this would be a year-round residence, to which Mr. Peters responded affirmatively.

Mr. Jahne asked about the well location. He noted that this was close to the property of Item A on tonight's agenda. Mr. Ventres stated the application cannot go through Planning & Zoning without meeting the Public Health Code.

Ms. Augustiny stated on the plans, the existing dock should be added, and the dimensions of 19 x 4 feet be added to the plan. Also, the rain gardens, with the appropriate vegetation should be added to the plan. Mr. Ventres suggested using the driest plantings for this.

Mr. Todd Gelston asked about public health and the health of the reservoir. He asked if the maximum allowed is 4 bedrooms. Mr. Ventres stated as of now, it is designed for 4 bedrooms. They have demonstrated the analysis for 4 bedrooms. If they tried to change it to additional bedrooms, they would have to re-calculate the septic, etc.

Mr. Gelston asked if the property owner was aware of the importance of maintaining the rain gardens. Mr. Peters stated he is fully aware. Mr. Ventres stated it is noted on the deed. Mr. Benni stated that the rain gardens would be on the site plan, and the town could drive by and see if they were being maintained. Mr. Ventres stated if they are not maintained, the area could erode. Ms. Augustiny noted that if done well, rain gardens look like small flower beds. Mr. Dill inquired about maintenance. Mr. Ventres stated that they would really just need to rake the leaves. Mr. Dill did not see the maintenance as too much of an issue, given the small yard. Mr. Gelston asked about chemicals, ChemLawn, etc. It was noted that there would not be much need for chemicals on this yard.

Motion by Ms. Augustiny to approve the application of Jonathan Peters, Hilltop Road – Moodus Reservoir, construction of a single-family residence with activity in the upland review area with the following conditions:

1. The two proposed rain gardens shall be added to the plan
2. The existing dock shall be added to the plan
3. All review comments by NL Jacobson shall be followed.

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

D) New: Philip Ashton, 40 Fieldstones Drive, construction of roof over existing deck. Assessor's Map 58, Lot 109.

First date: July 15, 2014

Last date: September 24, 2014

No one representing the applicant was present at this meeting. Mr. Ventres presented the plan to the commission. He stated the dimensions were not noted on the plan. This proposal is for a roof over an existing dock. The roof would tie into the existing gutter system.

Mr. Dill commented that the commission typically does not like to see roofs added to decks, because often times, they become permanent living space. However, Mr. Dill noted that the applicant's reason was explained that it was due to bouts with skin cancer.

Motion by Mr. Dill, seconded by Mr. Goff, and carried by unanimous vote to continue until the next regularly scheduled meeting the application of Philip Ashton, 40 Fieldstones Drive, construction of roof over existing deck.

E) New: James Bailey, applicant, Rebeka Scalia, property owner, 6 Hilltop Road, reconstruction of existing dwelling and future garage. Assessor's Map 66, Lot 361.

First date: July 15, 2014

Last date: September 24, 2014

No one representing the applicant was present at this meeting. Mr. Ventres presented plan. This building had been condemned. The deck actually fell off the structure. There will be a reconstructed dwelling, and a new garage.

Mr. Ventres stated they would have revised plans for the next meeting. They submitted calculations, which Mr. Ventres has forwarded to Mr. Brian Curtis at NL Jacobson.

Motion by Ms. Burton-Reeve, seconded by Mr. Goff, and carried by unanimous vote to continue until the next regularly scheduled meeting the application of James Bailey, applicant, Rebeka Scalia, property owner, 6 Hilltop Road, reconstruction of existing dwelling and future garage

F) New: Duo Dickinson, applicant, GCMD Revocable Trust, 51 Main Street, enhancement of existing wetlands area. Assessor's Map 26, Lot 4.

First date: July 15, 2014

Last date: September 24, 2014

No one representing the applicant was present at this meeting. Mr. Ventres presented plan. Duo Dickinson is landscape designer. Mr. Ventres stated that Mr. Richard Snarski has flagged the wetlands. They proposed a couple of foot bridges, a couple of ponds. They will have plantings and schematics.

Mr. Dill inquired about the enhanced wetlands area. Mr. Ventres stated they would like to remove the invasives. He noted that the functionality of this wetland is diminished because it has been surrounded by lawns for generations.

Mr. Gelston voiced concern about mosquitoes with the ponds. Mr. Goff believed this potential problem may resolve itself if they attract wood frogs, etc.

Motion by Mr. Dill, seconded by Mr. Goff to continue until the next regularly scheduled meeting, and to conduct a site walk on August 13 the application of Duo Dickinson, applicant, GCMD Revocable Trust, 51 Main Street, enhancement of existing wetlands area. Motion carried by unanimous vote.

G) New: Clark Gates, LLC, 87 AP Gates Road, construction of single-family residence in the upland review area. Assessor's Map 31, Lot 37.

First date: July 15, 2014

Last date: September 24, 2014

No one representing the applicant was present at this meeting. Mr. Ventres informed the commission that they had denied this plan without prejudice last year, because there was no vernal pool information. It had been suggested to Mr. Casner that he prepare a title search. Mr. Casner did not produce a title search. Information on the property (deeds, maps, etc.) was sent to Attorney Willis and Attorney Willis stated that the lot was an open space parcel. Mr. Casner has submitted a written

withdrawal to the commission. Mr. Ventres distributed the letter dated July 8, 2014 from Attorney Willis to the commission.

Mr. Goff asked if Mr. Casner paid the application fee, to which Mr. Ventres stated he did. Mr. Ventres asked if the commission would like to reimburse the application fee. It was decided that this enforcement would fall under Planning & Zoning for enforcement, and therefore, the Wetlands Commission could reimburse the fee.

Motion by Mr. Goff, seconded by Ms. Burton-Reeve to return the application fee for this application. Motion carried by unanimous vote.

8. IWWC ENFORCEMENT OFFICER'S REPORT

Mr. Ventres received a letter from Attorney Jezek, representing his client, Shagbark. His letter requested to go before the Wetlands Commission on August 19, 2014 regarding the conservation area easement. They would also like to address the commission regarding the chicken coop and the septic area. They would like to keep the chicken coop there.

Mr. Ventres had someone come in with an application for a 250 foot concrete retaining wall.

9. CONSERVATION COMMISSION INPUT

Mr. Gelston had nothing new to report.

10. ADJOURNMENT

Motion by Ms. Burton-Reeve, seconded by Mr. Goff to adjourn at 9:04 p.m. Motion carried by unanimous vote.

Respectfully submitted,

Holly Pattavina