

**INLAND WETLANDS AND WATERCOURSES COMMISSION  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
July 21, 2015**

**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, Randy Dill, Bryan Goff, Daniel Jahne

**COMMISSIONERS ABSENT:** Jennifer Burton-Reeve

**OTHERS PRESENT:** Jim Ventres and 2 townspeople were present.

**3. MINUTES:**

**Motion by Mr. Goff to approve the minutes of the special meeting of June 24, 2015 as presented. Motion seconded by Mr. Jahne, and carried by unanimous vote.**

**4. BILLS:**

NL Jacobson & Associates (O'Brien subdivision) \$192.53  
Hartford Courant (legal notices for Greenlaw, Donner applications) 92.17

**Motion by Mr. Goff to pay the bills as presented. Motion seconded by Mr. Jahne, and carried by unanimous vote.**

**5. FIELD INSPECTION REPORT**

A field walk was conducted on July 15, 2015. For the Costomiris application, Mr. Dill, Ms. Augustiny, and Mr. Ventres were present. For the other four applications, Mr. Dill, Ms. Augustiny, Mr. Jahne, and Mr. Ventres were present.

**6. WETLANDS PERMIT REVIEW**

**A) Continued: Peter Costomiris, 12 Boardman Road, build gazebo/screen porch in the upland review area. Assessor's Map 26, Lot 51.**

**First date: June 24, 2015**

**Last date: August 28, 2015**

Mr. Costomiris addressed the commission and presented a GIS map depicting his already-built gazebo. He explained its construction as a tree for a center post, with 5 additional trees as supports, 2x4s and plywood, banded together with metal and windows.

Mr. Dill inquired as to the use of this gazebo. Mr. Costomiris explained that he sits out there, and basically uses the area as a patio. He has a radio there, and with the screening, it keeps out the bugs. The gazebo has a dirt floor. There are vapor seals against the windows. The size of the gazebo is approximately 120 square feet.

Mr. Ventres reported that this structure is 35-feet from the wetlands edge. Mr. Dill stated he had no real issue with this structure.

Ms. Augustiny would like to have a photograph for the file. Mr. Ventres will photograph the structure for the file.

**Motion by Mr. Goff to approve the application of Peter Costomiris, 12 Boardman Road, build gazebo/screen porch in the upland review area. Motion seconded by Mr. Jahne, and carried by unanimous vote.**

The commission next discussed the other items that were observed upon their field walk. Mr. Costomiris stated he would like to install a moving bridge, which would consist of three sets of 2x10s, nailed together. Two of the sections will be slanted, with a flat set of 2x10s across the flow. There will be railings. He plans to install two A-frame poles into the ground to support the structure. Mr. Dill asked if there would be fixtures in the wetland.

Mr. Jahne questioned the width of the stream. Mr. Costomiris stated it is 45-feet. It was clarified that 45-feet is the width of the wetlands. Ms. Augustiny asked how many crossings the applicant needed. It was noted there are already several across this area already. Mr. Costomiris stated it is his property, and he could do whatever he wanted as long as it was legal.

Mr. Dill stated they asked that all of the bridges be put on the plan. Mr. Costomiris drew the locations of the bridges on the plans. He stated he did not know why he was here before this commission for this. He stated he wanted this bridge, and this was a value judgment. Mr. Ventres explained that there is a difference between a wetland that is left alone, versus a wetland that has structures, etc. that are within the watercourse. Mr. Ventres noted that there are 8 crossings right now. Mr. Costomiris stated he wanted more. Mr. Ventres stated the commission has the right to ask these questions because they have to make a wetland impact judgment.

Mr. Dill did not see a significant impact with the proposed bridge that Mr. Costomiris wants to build. However, the rest of the bridges are creating impact to the wetlands. He asked what mitigation Mr. Costomiris could offer for the installation of this bridge. In response to Mr. Costomiris' comments, Mr. Dill explained that they on the commission try to treat everyone fairly in town. Ms. Augustiny added that by state law, this commission regulates those laws. It is this commission's purview to review this, and that the wetlands and anything within 100-feet of the wetlands is within the commission's jurisdiction. When it comes to stream crossings, she can see that to use the property on the other side, the commission might allow a crossing, providing nothing is in the wetlands, but to have 7 or 8 crossings in this poor little stream seems excessive. Mr. Costomiris stated he could leave everything the way it was, but he won't like them anymore.

Mr. Costomiris asked about a split level deck with a fireman's pole for his granddaughter. Mr. Dill stated he really didn't see a problem with that, but again asked what else would Mr. Costomiris be willing to mitigate? Mr. Costomiris became agitated and stated he would leave everything status quo. Mr. Dill explained that this commission is trying to work with Mr. Costomiris. Mr. Ventres suggested walking this

site with Mr. Costomiris, photo document what is there now, and then try to find a reasonable solution before come back to this commission. Mr. Costomiris will call Mr. Ventres upon his return from vacation at the end of August.

The consensus of the commission was that this would be considered an amended application.

It was noted that the first and last dates were incorrect for Items B through H on the agenda. Since these are all new applications, the first dates should be July 21, 2015, and the last date should be calculated as 65 days after the first date.

**B) New: Town of East Haddam, O'Connell Road Ext., road drainage improvements.**  
**First date: July 21, 2015** **Last date: September 24, 2015**

Mr. Roger Nemergut addressed the commission. He explained that the Town has a plan to improve the drainage on O'Connell Road. In certain areas, when the road washes out, there are underground power cables that become exposed.

Mr. Nemergut stated months ago, they had an informational session with the Selectmen and approximately 30 residents. The residents were mostly in favor of paving the road.

Mr. Nemergut stated they had looked at alternative treatment for the rip rap swale. There is a turf reinforcement matting, and the supplier stated this product can withstand these flows. He explained that part of the product is bio-degradable, but the other part holds the roots in the swale.

Mr. Nemergut believed the commission would want to walk this site. There is an area at the end of Ackley Cemetary Road where several parents would like to make a small parking area for the children to wait for the bus. There is also a desire to increase the width of the road. In addition, they would like to change a discharge point, with the property owner's permission, to more directly discharge to a basin. This will be looked at during a field walk.

Mr. Nemergut stated that the Public Works Director, Beth Lunt is looking at the easements. They are considering level spreaders on the east side. Many of these are informal, and they would like to formalize the structures.

Mr. Nemergut noted that O'Connell Road is flat for quite a distance, but the road dips down, and that is the location where the cables wash out. Ms. Lunt is contacting the power company to see if they can install the cables deeper, and possibly sleeve them; however, that is yet to be determined.

Mr. Nemergut will bring his plans to the field walk.

Mr. Dill asked if the widening of the road would have any effect on the Early Brook crossing. Mr. Nemergut believed it was wide enough. It was noted that a widening of the road would increase the speed at which vehicles drive on this road. Mr. Dill questioned the reasoning for the proposed widening of the road. Mr. Nemergut understood that there are areas where it is difficult for two cars to pass. They would like to widen the road from 18-feet to 20-feet wide.

Ms. Augustiny believed widening the road would have people driving much faster. She commented that the dirt road now keeps people driving slower. Mr. Nemergut stated there is almost a unanimous desire to pave

the road. He explained that it is not a matter of just grading the road a couple times each year, but that they have serious issues with washouts. Mr. Dill believed people would speed if the road was widened.

The commission discussed conducting a field inspection on Wednesday, August 12. Ms. Augustiny asked if they should ask Ms. Lunt to attend. Mr. Dill suggested they hold off on that, since Mr. Nemergut will attend. Ms. Augustiny suggested they limit the other site walks for that evening, as this application will take quite a while to review.

**Motion by Mr. Dill to continue the application of Town of East Haddam, O'Connell Road Ext., road drainage improvements until the next regularly scheduled meeting, and to conduct a field walk. Motion seconded by Mr. Goff, and carried by unanimous vote.**

**C) New: Town of East Haddam, Falls Road (Nichols Field), proposed disc golf course. Assessor's Map 75, Lot 21.**

**First date: July 21, 2015**

**Last date: September 24, 2015**

No one representing the applicant was present at this meeting. Mr. Ventres presented the GIS map to the commission. He explained that there would be no new wetlands crossings with this proposal. They will put down a pad or gravel/stone dust pad. At the other end, there would be a metal basket with chains hanging down. They plan to cut brush and small trees. The people who play this sport enjoy large trees as obstacles. The Recreation Department is in favor of this project. They also shortened the course for Hole 18, so there will be no wetlands crossings.

Mr. Dill asked if they would use existing trails that have already been established. He was of the mind to send Planning & Zoning a letter indicating that this application meets the requirements, with the understanding that there are no new crossings, and that people would utilize already existing trails.

Mr. Dill noted there is an advantage to having this as a multi-use area. It will provide better maintenance of the trails, etc.

Mr. Jahne asked about oversight. Mr. Ventres stated that the Parks & Recreation Department will oversee the area, but they also plan to form a disc golf course club. Mr. Jahne asked about operation and maintenance. Mr. Ventres believed Parks & Recreation, as a town board, should have oversight. Mr. Dill commented that if people eventually lost interest, someone should be responsible for removing the baskets, etc. Ms. Augustiny stated there should be placards to use the existing trails.

**Motion by Mr. Dill to send a letter to the Planning & Zoning Commission indicating that this application meets the requirements if the Inland Wetlands and Watercourses Commission, provided that they use existing trails and there is no cutting in the wetlands. Motion seconded by Mr. Goff, and carried by unanimous vote.**

Mr. Gelston arrived at this time and asked about a public hearing. Mr. Dill explained that there is no proposed activity in the wetlands areas; therefore, it did not warrant a public hearing.

**D) New: Annette Silverman, 5 Lakeside Drive, maintenance of a wall. Assessor's Map 49, Lot 52.**

**First date: July 21, 2015**

**Last date: September 24, 2015**

No one representing the applicant was present at this meeting. Mr. Dill stated that Ms. Silverman was originally here for a fence, and now for maintenance of her retaining wall. Mr. Ventres has spoken with Ms. Silverman and has given her some suggestions when talking to a contractor about sloping, etc.

**Motion by Mr. Goff to continue the application of Annette Silverman, 5 Lakeside Drive, maintenance of a wall. Motion seconded by Ms. Augustiny, and carried by unanimous vote.**

**E) New: Gary Trombley, 66 Lakeside Drive, reconstruct retaining wall, dock, and deck. Assessor's Map 49, Lot 40. (Should be Unit 18, Wildwood, Map 49, Lot 9)**

**First date: July 21, 2015**

**Last date: September 24, 2015**

No one representing the applicant was present at this meeting. Mr. Ventres stated this application is actually for Unit 18 on Wildwood. The applicant reversed his address on his form.

**Motion by Mr. Dill to continue until the next regularly scheduled meeting, and to schedule a field walk for the application of Gary Trombley, Unit 18, Wildwood Association, reconstruct retaining wall, dock, and deck. Motion seconded by Mr. Goff, and carried by unanimous vote.**

**F) New: Ronald, Robert, Ruth, & David Denya, 7 Lakeside Drive, maintenance. Assessor's Map 49, Lot 53.**

**First date: July 21, 2015**

**Last date: September 24, 2015**

No one representing the applicant was present at this meeting. Mr. Ventres stated he had talked to the applicants and asked for plans to be submitted so he can review them when he returns from vacation.

**Motion by Mr. Dill to continue the application of Ronald, Robert, Ruth, & David Denya, 7 Lakeside Drive, maintenance until the next regularly scheduled meeting. No field walk is necessary as the commission has already been to this site. Motion seconded by Ms. Augustiny, and carried by unanimous vote.**

**G) New: James & Theresa Zukowski, 9 Lakeside Drive, maintenance. Assessor's Map 49, Lot 54.**

**First date: July 21, 2015**

**Last date: September 24, 2015**

No one representing the applicant was present at this meeting. Mr. Ventres stated he had also talked to these applicants and asked for plans to be submitted so he can review them when he returns from vacation.

**Motion by Mr. Dill to continue the application of James & Theresa Zukowski, 9 Lakeside Drive, maintenance until the next regularly scheduled meeting. Motion seconded by Ms. Augustiny, and carried by unanimous vote.**

**H) New: John Hennessy, 74 Smith Road, Wildwood #32, repair retaining wall. Assessor's Map 49, Lot 9.**

**First date: July 21, 2015**

**Last date: September 24, 2015**

No one representing the applicant was present at this meeting. Mr. Ventres stated this gentleman has a tire retaining wall that is eroding. He suggested the applicant talk to some contractors about the work to be done, and about structural elements. The applicant wants to construct something in front of the existing tire retaining wall, as his foundation is approximately 18 feet behind it.

**Motion by Mr. Dill to continue the application of John Hennessy, 74 Smith Road, Wildwood #32, repair retaining wall until the next regularly scheduled meeting, and to schedule a field walk.  
Motion seconded by Mr. Goff and carried by unanimous vote.**

## **7. SUBDIVISION REVIEW**

None

## **8. IWWC ENFORCEMENT OFFICER'S REPORT**

Mr. Ventres reported that most everything has already been listed in these applications.

Mr. Goff inquired about Shagbark's solar panel proposal. Mr. Ventres responded that they would go to the Siting Council, which includes the environmental review. This commission will not even see it.

## **9. CONSERVATION COMMISSION INPUT**

Mr. Gelston stated he was surprised at the disc golf plan, because the last he knew, there was a wetland crossing. He has concerns, but will express those at the Planning & Zoning public hearing.

## **10. ADJOURNMENT**

**Motion by Mr. Goff, seconded by Mr. Jahne, and carried by unanimous vote to adjourn at 8:35 p.m.**

Respectfully submitted,

Holly Pattavina