

INLAND WETLANDS AND WATERCOURSES COMMISSION  
TOWN OF EAST HADDAM  
LAND USE OFFICE

**REGULAR MEETING MINUTES**  
**November 17, 2015**

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

**2. ATTENDANCE:**

**COMMISSIONERS PRESENT:** Mary Augustiny, Jennifer Burton-Reeve, Randy Dill, Bryan Goff, Daniel Jahne, Laura Magaraci

**COMMISSIONERS ABSENT:** 1 vacancy

**OTHERS PRESENT:** Jim Ventres and 5 townspeople were present.

**3. MINUTES:**

**Motion by Mr. Goff, seconded by Ms. Burton-Reeve to approve the regular meeting minutes of October 20, 2015 with the following amendments:**

- **Page 1, add “Ms. Magaraci was appointed to vote this evening.”**
- **Page 3, Item E, 3<sup>rd</sup> paragraph, 3<sup>rd</sup> sentence: Change “was undermining” to “was being undermined”**
- **Page 5, 8<sup>th</sup> paragraph, 5<sup>th</sup> sentence: Change “high” to “horizontal”**
- **Page 9, Item 7 Other, 1<sup>st</sup> sentence: Change “the lake” to “Bashan Lake”**

**4. BILLS:**

Hartford Courant                      \$108.94

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

**5. WETLANDS PERMIT REVIEW**

**A) Continued: Lawrence McClure, 98 Bailey Road, raze two (2) seasonal cottages and construct one (1) single-family residence with all supporting utilities. Assessor’s Map 57, Lot 26.**  
**First date: September 15, 2015    Last date: November 19, 2015**

Attorney Scott Jezek addressed the commission on behalf of the applicants, who were also present. Mr. Nemergut, the project engineer, Ms. McCurdy, architect, and Nancy Mackinnon, botanist were also present.

Mr. Nemergut showed on the plan that they added a row of silt fence. They also added a note that the 2-bedroom seasonal cottage will be converted to a one-bedroom seasonal cottage.

Mr. Nemergut explained that they created an infiltration system based on the drip edge, on the western side of the building. When the rain runs off the roof, it discharges at grade. Instead of a lawn, they will have a crushed stone bed in this area so the water can infiltrate. Under the crushed stone will be a gravel area to allow further infiltration. This allowed them to spread the roof runoff, in terms of discharge, a little more evenly throughout the property. They are now able to remove a row of infiltration from the original plan. They have spoken with the Town's engineer, and he asked that they make a statement on the plan with respect to groundwater elevations, so that note has been added. There was a terrace on the south side of the house, and they have clarified on the plan that this will be a pervious terrace.

They will have an underground propane tank, which will serve a generator in the event of power outages. It will also serve a gas stove and/or fireplace.

They added a note clarifying that the stone steps to the lake will be widened from 2ft to 4ft.

Regarding the eastern portion of bluestone patio, Mr. Nemergut stated their proposal includes taking that out and turn it into a pervious patio. They will now remove the bluestone completely, and replace it with a planting strip. There will still be a permeable patio, but a substantial area of the patio will be replaced with vegetation.

Mr. Dill asked if the bluestone being removed would be re-used at all. Mr. Nemergut explained that there are pervious and permeable pavers. A pervious paver allows water to go between the stones. A permeable paver patio allows water to go through the paver. Mr. Goff asked if the pervious paver would still have the gravel, etc. underneath, to which Mr. Nemergut responded affirmatively. The McClure's stated it was their intent to use the bluestone.

Mr. Dill stated there are two patios. He asked if both patios would be constructed the same, to which Mr. Nemergut responded affirmatively.

Mr. Dill asked Ms. Mackinnon to review the plantings. Ms. Mackinnon distributed a planting list to the commission, which included high bush blueberry, both high growing and low growing varieties. She explained that the bayberry will grow between 3-6 feet. Most of the plants will likely grow to 3-5 feet along the water and the upper section where the original bluestone patio was. There will be low growing groundcovers that can tolerate occasional foot traffic. She noted that these are all plants that tend to colonize and hold soil.

Mr. Dill stated there were a number of trees that will be taken out to construct this house, and no trees being put back in. Ms. Mackinnon was unaware that trees were being removed.

Mr. Dill asked the height of the base to the top of the roof. It was noted that the height to the eve is 20'6", and to the roof is approximately 34'.

Mr. Dill thought the planting plan was great, but he noted this is a big change for this site. There were trees that will be removed. The house will be prominent. He asked about native trees to blend into the environment and to break up the silhouette. He stated they have required this in other situations where there have been violations. Mr. Goff added that this would help to stabilize the area. Ms. Augustiny suggested trees to the right, and in front of the second portion going up the embankment.

Attorney Jezek stated the plans may be somewhat deceptive. The owners have some trees that will remain. Mr. McClure stated there is a triple ash, a double maple, and hemlocks. There was a large oak in front of the existing middle cottage that would have to be removed. The commission, Mr. Nemergut, and Mr. McClure reviewed various areas on the plan and discussed trees in these areas.

Mr. McClure had an arborist come out, and told them that once they have the plan, he would come back and tell them how to treat the trees.

Ms. Augustiny and Ms. Mackinnon discussed the area above the sumac. Ms. Mackinnon recommended the proposed plantings because they make a very good network for holding soil. Mr. Dill noted that there is now a 14-inch ash that will remain. Ms. Mackinnon could make some recommendations for trees.

Ms. Augustiny asked how wide the proposed patio was. Mr. Nemergut stated it was 10-feet, to just under 15-feet because of the bump out and stairs. Ms. Augustiny asked if the whole patio could be brought to 10-feet. Mr. Nemergut stated they selected the wider patio section because it aligns with the current patio and steps where it comes down to grade. He submitted photographs to the commission to show the area and grade. She asked what the spacing between the bluestone pavers was. Mr. Nemergut stated it would be ½ inch. Ms. Augustiny stated she has a problem with solid pieces of bluestone, and questioned how such small spacing would be enough. Mr. Nemergut stated they could make it an inch, but if you add up all of the ½ inch spaces, it adds up and the calculations work. Mr. Ventres stated the water would disperse. Mr. Goff added that the substrate will be changed as well. Mr. Nemergut stated that is the key. Ms. Augustiny asked where that was noted. Mr. Nemergut showed and reviewed this, which was on page 2 of the plans.

**Motion by Ms. Augustiny to approve the application of Lawrence McClure, 98 Bailey Road, raze two (2) seasonal cottages and construct one (1) single-family residence with all supporting utilities with the following conditions:**

- **Work shall be done as shown on the plans dated November 17, 2015, including the Ballek's planting plan, with some potential addition of trees along the sides and front.**
- **When the building is completed, photos shall be submitted for the file.**
- **For the planting plan, in the event that any initial plants don't survive, they will be replaced until they are permanent.**

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

**B) Continued: Carl & Irene Braren, 146 Lake Shore Drive, shoreline rehabilitation. Assessor's Map 80, Lot 297.**

**First date: October 20, 2015**

**Last date: December 23, 2015**

No one representing the applicant was present at this meeting. Mr. Ventres noted that the agent, Mr. Doyle, did not need to attend tonight's meeting, as the commission discussed this permit at the last meeting. Mr. Ventres reviewed the work associated with this permit application.

Mr. Dill recalled that the town has a culvert on the south side of the property, and there was some discussion about how far that extended. Mr. Ventres noted the hosta plants would stay.

Mr. Dill noted for the record that this applicant was just going to stay within the original footprint.

**Motion by Ms. Burton-Reeve to approve the application of Carl & Irene Braren, 146 Lake Shore Drive, shoreline rehabilitation, per the narrative submitted. Motion seconded by Mr. Goff, and carried by unanimous vote.**

**C) Continued: Phil & Linda Nuzzo, 192 Lake Shore Drive, shoreline rehabilitation. Assessor's Map 80, Lot 281.**

**First date: October 20, 2015**

**Last date: December 23, 2015**

No one representing the applicant was present at this meeting. Again, it was noted that this application had been reviewed at the last meeting, and the applicant was not required to be present this evening.

Mr. Dill recalled that this was the application that had the large concrete pad that would be removed. He stated that all of what the applicant wanted to do was an improvement of what was there. Mr. Ventres stated the plan showed a 14' x 22' cement patio to grass. There is an 8' x 24' planting area. The 4' x 32' existing dock would move from North to South. The stump could be ground, and it was almost in line with the corner of the house.

Responsive to inquiry by Ms. Augustiny, Mr. Ventres read from the narrative, which did include filter fabric and large stones in the work. He noted that the narrative was dated October 20, 2015. He stated the applicant was going to use what is there, but would need to bring in more stone. Mr. Goff added notes to the plan that the stump be ground, addition of stones to be added, and augmentation of the planting area with the plants noted.

**Motion by Mr. Goff to approve the application of Phil & Linda Nuzzo, 192 Lake Shore Drive, shoreline rehabilitation in accordance with narrative dated October 20, 2015, and the plan revised November 17, 2015 by the commission, with the condition that photographs be submitted to the Land Use office upon completion. Motion seconded by Ms. Burton-Reeve, and carried by unanimous vote.**

**D) New: Joseph Parkos, 56 Fieldstone Drive, install 12'x20' pre-fab shed in the upland review area. Assessor's Map 58, Lot 104.**

**First date: November 17, 2015**

**Last date: January 20, 2016**

No one representing the applicant was present at this meeting. Mr. Ventres recommended this application be added to the December field walk.

**Motion by Mr. Dill to continue the application of Joseph Parkos, 56 Fieldstone Drive, install 12'x20' pre-fab shed in the upland review area, and to schedule a field walk. Motion seconded by Mr. Goff, and carried by unanimous vote.**

## **6. WETLANDS PERMIT EXTENSION**

**A) New: William Chilton, 143 Mill Road, removal of garage from the upland review area, landscaping and realignment of driveway. Assessor's Map 21, Lot 2.**

No one representing the applicant was present at this meeting. Mr. Ventres read into the record a letter dated November 5, 2015 requesting an extension. It was noted that they are approximately 60% done with this project. They have done a lot of the work, and the area has been seeded and mulched.

The commission discussed timing of an extension. It was noted that they could grant up to a 5 year extension.

**Motion by Mr. Dill to grant a two year extension from this date to William Chilton, 143 Mill Road, removal of garage from the upland review area, landscaping, and realignment of the driveway. Motion seconded by Ms. Burton-Reeve, and carried by unanimous vote.**

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

### **A) Urban Property – Bashan Lake Road**

No one representing the applicant was present at this meeting. Mr. Ventres reported that he has not heard from Mr. Urban, and he has not been back in the state since the last meeting.

### **Other**

Mr. Ventres informed the commission that there is a local newspaper now delivering for free. The paper has asked the town if they were interested in doing legal notices through this paper. Mr. Ventres explained the ordinance requires a newspaper with a general circulation. He asked the commission for input on this. Mr. Ventres stated that Planning & Zoning would have a complication with this service, because they meet on a bi-weekly basis. He noted that the Board of Selectmen have to look at it for scheduling town meetings. Mr. Dill asked if there were any issues for this commission, to which Mr. Ventres stated there would not be issues. Mr. Dill stated he was all for saving money, particularly with a wider distribution.

The commission discussed the meeting schedule for 2016. The schedule will remain the same, with meetings on the third Tuesday of each month at 7:30 p.m., here at the Grange. The consensus of the commission was to move forward with this schedule.

**Motion by Mr. Dill to approve the 2016 monthly meeting schedule. Motion seconded by Ms. Augustiny, and carried by unanimous vote.**

Ms. Augustiny asked Mr. Ventres to look into a property on East Haddam-Colchester Turnpike where Alger Road intersects. There is a little house where they are putting up a stone wall. Ms. Augustiny stated there is a wetland that goes across the street. Mr. Ventres will take a look at this and report at a future meeting.

## **8. CONSERVATION COMMISSION INPUT**

Mr. Gelston had nothing new to report.

Mr. Jahne asked about hunting on public property. It was noted that it is always a good idea to wear orange, but they will try to post hours. Mr. Dill asked about hunting on Sundays on private versus public land. Mr. Dill asked Mr. Ventres to look into where we fall, with regard to the statute, whether town owned land was considered private for terms of hunting. Mr. Ventres stated it is not allowed on Sunday on town-owned land. This has been the practice for the town.

## **9. ADJOURNMENT**

**Motion by Ms. Burton-Reeve, seconded by Mr. Goff, and carried by unanimous vote to adjourn at 8:43 p.m.**

Respectfully submitted,

Holly Pattavina