

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

**REGULAR MEETING MINUTES
March 15, 2016**

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: Jennifer Burton-Reeve, Randy Dill, Bryan Goff, Daniel Jahne, Laura Magaraci

COMMISSIONERS ABSENT: Mary Augustiny, 1 vacancy

OTHERS PRESENT: James Ventres and Todd Gelston were also present

Mr. Dill appointed Ms. Magaraci to vote in place of Ms. Augustiny this evening.

3. MINUTES

Tabled until the next regularly scheduled meeting

4. BILLS:

None

5. FIELD INSPECTION REPORT

Three sites were walked during the recent field walk. In attendance at the site visit for East Haddam Elementary School and the old middle school were Mr. Dill, Ms. Augustiny, Ms. Burton-Reeve, Ms. Magaraci, and Mr. Ventres. At the Lake Hayward visit, Mr. Dill, Ms. Augustiny, and Ms. Burton-Reeve were in attendance.

6. WETLANDS PERMIT REVIEW

**A) Continued: #W16-01 – Town of East Haddam, 45 Joe Williams Road (Elementary School), reconstruction of parking lot and build a storm water basin. Assessor's Map 65, Lot 67.
First date: February 16, 2016 Last date: April 20, 2016**

Mr. Ventres presented the plans to the commission. He noted that this review will need to be continued, as the engineers still need to design the storm water outlet. He believed this commission will be most interested in the sizing of the outlet.

Mr. Ventres will send this to Mr. Curtis of NL Jacobson when he gets the next version of the plans. Mr. Dill questioned the amount of sand that gets deposited into the basins in the parking lot. Mr. Ventres responded that the additional number of catch basins will be a key factor in this. He added that there are currently not enough basins.

Motion by Mr. Goff to continue #W16-01 – Town of East Haddam, 45 Joe Williams Road (Elementary School), reconstruction of parking lot and build a storm water basin. Motion seconded by Ms. Magaraci and carried by unanimous vote.

**B) New: #W16-02 – Lake Hayward Association, 83 Wildwood Road, 6-foot x 6-foot storage shed on Third Beach to be built in the upland review area. Assessor's Map 80, Lot 342.
First date: March 15, 2016 Last date: May 18, 2016**

No one representing the applicant was present at this meeting. It was noted that Ms. Burton-Reeve, Mr. Dill, and Ms. Augustiny walked this site.

Mr. Ventres stated this is a pre-constructed shed to be installed on site. Mr. Dill stated in the field, the applicant expressed a desire to move the shed approximately 1-foot farther from the fence. Mr. Ventres stated from a zoning perspective, it has to be 10-feet from the property line. Mr. Dill responded in that case, it would have to be closer to the lake. Mr. Dill commented there is a very minor slope there. His greatest concern was because the roof will be sloped, there should be some crushed stone. Ms. Burton-Reeve recalled the entire base would be crushed stone. It was noted the shed was going to be used for buckets and shovels.

Motion by Mr. Dill, seconded by Mr. Goff, and carried by unanimous vote to continue #W16-02 – Lake Hayward Association, 83 Wildwood Road, 6-foot x 6-foot storage shed on Third Beach to be built in the upland review area until the next regularly scheduled meeting.

**C) New: #W16-03, Ryan Scully (applicant), Kito Realty, LLC (owner), 408 East Haddam-Moodus Road, use of property for landscaping business, and a 30-foot x 60-foot garage to be built in the upland review area. Assessor's Map 55, Lot 68.
First date: March 15, 2016 Last date: May 18, 2016**

No one representing the applicant was present. Mr. Ventres presented a GIS plan to the commission. He noted that the applicant is attempting to purchase this site. The area drawn on the map for the new structure will change due to setbacks, once the survey is completed. Mr. Ventres added that this site is approximately two acres.

Ms. Magaraci asked if there would be items or materials stored outside. Mr. Ventres stated there would be some, but he would have the applicant show this on the next plan.

Motion by Mr. Dill, seconded by Ms. Burton-Reeve to continue #W16-03, Ryan Scully (applicant), Kito Realty, LLC (owner), 408 East Haddam-Moodus Road, use of property for landscaping business, and a 30-foot x 60-foot garage to be built in the upland review area, until the next regularly scheduled meeting. Motion carried by unanimous vote.

7. SUBDIVISION REVIEW

A) New: W16-04, Anthony Silvestri (applicant), JD Connecticut Realty, LLC (owner), 96 Town Street, 2 lot subdivision. Assessor's Map 11, Lot 32.

First date: March 15, 2016

Last date: May 18, 2016

Mr. James Bernardo, Land Surveying, LLC, addressed the commission. He reviewed the proposal for the subdivision of an additional lot, which would be approximately 2 acres. He explained that the green outlined area represents the upland review area. The wetlands are shown in green. Access for the new lot will be gained from Town Street. He stated the pond could use dredging, but there is no proposal for any work to be done on that at this time.

Mr. Bernardo stated there is a house on the existing lot, which is comprised of approximately 12.7 acres. He explained that they have to demonstrate that there is enough room for a Code-compliant septic system, should the existing septic fail. They have demonstrated a small area, enough for a 2-bedroom house on the old lot. He pointed out that there is no work proposed on the 12.7 acre parcel.

The commission noted they would have to walk this site. Mr. Goff asked the applicant to identify the areas to be identified for the site walk. The commission discussed their site walk dates. Now that the time has changed, they can revert back to weekdays. The commission decided to conduct their site walks on Wednesdays before the meetings, at 5:45 p.m. They informed the applicant that notice would be sent for the walk.

Motion by Mr. Dill to conduct a field walk, and to continue Permit #W16-04, Anthony Silvestri (applicant), JD Connecticut Realty, LLC (owner), 96 Town Street, 2 lot subdivision until the next regularly scheduled meeting. Motion seconded by Mr. Goff, and carried by unanimous vote.

8. IWWC ENFORCEMENT OFFICER'S REPORT

Mr. Ventres stated that Elaine Woods finally did her driveway crossing, noting that last year she had an extension approved. She reportedly had some disputes with her contractor. She now wants to dredge the pond. Because it is such a large area, approximately 6 acres, Mr. Ventres will have to put together information for her.

Mr. Goff asked about Wigwam Pond. He thought at one point the commission had approved dredging for that, and it appears that did not happen. Mr. Ventres stated it was dredged, but because of a couple horrific storms, the pond re-filled with road sand. Because it is a large expenditure for the town, it has not been done again.

9. DISCUSSION:

Shagbark Solar Project:

Mr. Ventres reported that Planning & zoning sent letter a letter to the Siting Council regarding Shagbark's recent solar application. The end result was that the Siting Council incorporated those items into its approval. It was noted that there was no formal public hearing. Discussion ensued. Mr. Dill stated there are many unanswered questions. Even the issue of growing grass under the panels could be

an issue. The commission discussed what they would do if there was a large erosion problem, etc. Mr. Ventres stated they would have the CT DEEP step in to enforce it.

Mr. Dill stated he received a complaint at Banner. Mr. Ventres reported that he and Ms. Davidson of Chatham Health District went out for a complaint of soap and sewer odors. There was another issue for a hose, and a third regarding a 6-inch pipe that goes to a lower irrigation pond. That pipe is part of the irrigation system. This is a permitted use, and the DEEP has looked at this pipe. In the model structure, there must have been a clogged footing drain. Although it had been left open, it was not a wetlands issue. Mr. Ventres stated he spoke with the DEEP today. Ms. Davidson will go back out one or two more times. If there is still an odor, samples will be taken and submitted for analysis.

Mr. Jahne asked if Mr. Ventres receives copies of Banner's annual testing reports. He will ask them for copies of the reports.

Mr. Dill asked if WPCA has authority over the septic system. Mr. Ventres stated the WPCA has secondary responsibility. He noted the last time there was a complaint, he found a pump area that had a cracked top. Mr. Ventres ordered them to install emergency fencing and repair the top within a week, which was promptly done.

Mr. Dill stated that he received an email that Mr. Ventres shared with him from Ms. Charlene Riling. Mr. Dill stated he was taken aback by the tone of the email. Mr. Ventres stated this was in response to the odor complaint, for which the DEEP responded to her. Mr. Dill read the email to the commission. Mr. Ventres will respond in writing, but he talked to her for 45 minutes two weeks ago. Mr. Goff stated Mr. Ventres could use a PID or something if he gets a chance. Mr. Ventres stated they cannot really do that after a heavy rain like last night. He received this complaint at 9:30 this morning, and responded by noon.

Mr. Dill cautioned that people should be a bit careful going on site. Mr. Ventres has more authority to go on site than the commission members do. Mr. Ventres stated the septic and water diversionary issues are with the DEEP. Mr. Ventres informed the commission that Banner withdrew their application through zoning.

10. CONSERVATION COMMISSION INPUT

Mr. Gelston had no new report.

11. ADJOURNMENT

Motion by Ms. Burton-Reeve, seconded by Mr. Goff, to adjourn at 8:23 p.m. Motion carried by unanimous vote.

Respectfully submitted,

Holly Pattavina