

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

**REGULAR MEETING MINUTES
December 20, 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: Mary Augustiny, Randy Dill Jennifer Burton-Reeve, Laura Magaraci, Daniel Jahne

COMMISSIONERS ABSENT: Bryan Goff

OTHERS PRESENT: Mr. Ventres and two townspeople were present

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

3. MINUTES

Motion by Ms. Augustiny, seconded by Ms. Burton-Reeve to accept the minutes of the November 15, 2016 meeting with the following amendments:

- **Page 2, 2nd paragraph, 1st sentence:** Add “silt fence with” before “staked hay bales”
- **Page 4, Item 7, 1st sentence:** Add “Fox” before “Hopyard”

Motion carried by unanimous vote.

4. BILLS:

None

5. FIELD INSPECTION REPORT

It was noted that Mr. Dill, Ms. Augustiny, Mr. Jahne, Ms. Burton-Reeve, and Mr. Ventres attended field walks at the Bernstein preserve (Fall Road), Golet preserve (WF Palmer Road), Gristmill apartments (Gristmill Road), the Pach property (Town Street), the Roff property (Main Street), and the Aitoro property (3 East Shore Drive).

6. WETLANDS PERMIT REVIEW

A) Continued: W16-14, East Haddam Conservation Commission, Patrell Reserve, Baker Lane, ADA hiking trail from Baker Lane parking lot to the pedestrian bridge over the Eight Mile River. Assessor's Map 15, Lot 22.

First date: November 15, 2016

Last date: January 18, 2017

Mr. Nemergut submitted changes to Mr. Ventres regarding the replaced silt fence, the changed notes, and he added proposed pavement at the East entrance to the pedestrian bridge.

Motion by Ms. Augustiny to approve Application W16-14, East Haddam Conservation Commission, Patrell Reserve, Baker Lane, ADA hiking trail from Baker Lane parking lot to the pedestrian bridge over the Eight Mile River, as identified in the plans dated 11/15/16, Revision 2. Motion seconded by Mr. Jahne, and carried by unanimous vote.

B) Continued: W16-15, Regina Aitoro, 3 East Shore Road on Lake Hayward, rebuild stonewall along shoreline and build deck on the north side of the structure. Assessor's Map 71, Lot 56.

First date: November 15, 2016

Last date: January 18, 2017

No one representing the applicant was present at this meeting. Mr. Ventres spoke with the applicant after the field walk, and agreed that she would schedule a meeting with Mr. Ventres after the holidays to discuss scaling her project back.

Ms. Augustiny noted that the time is running on this application, and the commission would need a motion to extend at the next meeting. Mr. Ventres will have a letter ready if necessary.

Motion by Ms. Augustiny, seconded by Ms. Burton-Reeve to continue Application W16-15, Regina Aitoro, 3 East Shore Road on Lake Hayward, rebuild stonewall along shoreline and build deck on the north side of the structure until the next regularly scheduled meeting. Motion carried by unanimous vote.

C) New: Application W16-16, Elizabeth Karter, 31 Grist Mill Road, 3 lot subdivision, Assessor's Map 65, Lot 34.

First date: December 20, 2016

Last date: February 22, 2017

Mr. Roger Nemergut addressed the commission. He explained that this property is 3.6 acres, with 13 detached, year-round houses on them. The houses vary from 1-2 bedrooms. For purposes of the Public Health Code, they calculated all of the units as 2-bedroom homes, as 1-bedroom homes are not recognized. For the calculated flow, this would be a Connecticut Department of Public Health (CTDPH) review for water. The plan was to subdivide the property into three separate lots. If the lots are proportioned correctly, the septic would still come under the CTDPH. They would drill a well for each lot.

There is currently a septic issue on one lot. Mr. Nemergut explained that Chatham Health District asked them to demonstrate a code compliant septic system for each building. They did test holes and perc tests. These areas are shown on the plan shaded in gray. Ms. Liz Davidson asked for pump chamber locations, as well as existing septic areas. Those are the changes to meet the proper separation distances.

Mr. Nemergut explained that Building #4 has an issue that needs to be corrected. They propose a septic tank, pump chamber, and then to pump up to the Code-compliant area. The soils in this location are good. The proposed construction would be a new well near Building 10, and a new septic system for Building #4 and Building #10. There would be two septic systems and one well.

Mr. Dill asked then if this needed to be a permit, rather than a letter to Planning & Zoning. Mr. Ventres stated because this is a repair of an existing system, it would not need a permit. Discussion ensued. Mr. Nemergut will get a clarification on this. Mr. Dill asked if for Building 4 would be the installation of a new tank, pump chamber, and the lines for the new system. Mr. Ventres stated this is a pre-wetlands, pre-zoning structures, and the plan is to remedy all non-code compliant structures.

Mr. Dill asked if this had to go to CT DEEP or Chatham Health District. Mr. Nemergut stated it would go to Chatham, but Chatham might go up to the State. Mr. Nemergut stated the water system is a non-transient system.

Ms. Augustiny asked if these houses were all rentals, to which Mr. Nemergut responded affirmatively.

Ms. Magaraci asked if this needed to go to Zoning Board of Appeals (ZBA). Mr. Ventres stated the goal of Zoning was to reduce non-conformity. Mr. Nemergut stated the positive aspect was that someone has gone in to look at Code-compliant areas. Ms. Augustiny stated then that the activity would be an actual improvement to the wetland. Mr. Nemergut stated that each septic would be pumped up to better soils.

Mr. Dill asked the reason for the dotted lines. Mr. Nemergut stated this would be the well going into one building and water lines out to service the various buildings.

Motion by Mr. Dill to send a letter to Planning & Zoning with the understanding that these are existing buildings, and that this is considered a repair to Bldg. 4, and consistent with/per the plans dated 11/16/16. If any work performed is to be different from these plans, and within wetlands purview, the applicant must come back to this commission. Motion seconded by Ms. Burton-Reeve, and carried by unanimous vote.

**D) Application #W16-17, Tracy Coolbeth (agent), Andrew & Deborah Roff (owner), 89 Main Street, remove and enlarge existing deck. Assessor's Map 26, Lot 18.
First date: December 20, 2016 Last date: February 22, 2017**

No one representing the applicant was present at this meeting. Mr. Ventres reported that they held the field walk, and though there was a truck at the site, the applicant did not appear. He stated the applicant must also go before the Zoning Board of Appeals in January.

Motion by Mr. Dill, seconded by Mr. Jahne, and carried by unanimous vote to continue until the next meeting Application #W16-17, Tracy Coolbeth (agent), Andrew & Deborah Roff (owner), 89 Main Street, remove and enlarge existing deck. Motion carried by unanimous vote.

**E) New: #W16-18, East Haddam Conservation Commission, Great Hillwood Road, (Golet Preserve), create foot path bridge. Assessor's Map 65, Lot 121.
First date: December 20, 2016 Last date: February 22, 2017**

No one representing the applicant was present at this meeting.

Mr. Ventres stated that Mr. Smith would be at the polls tonight, and this is a new application.

Motion by Mr. Dill, seconded by Ms. Burton-Reeve to continue Application W16-18, East Haddam Conservation Commission, Great Hillwood Road, (Golet Preserve), create foot path bridge until the next regularly scheduled meeting. Motion carried by unanimous vote.

F) New: Application #W16-19, East Haddam Land Trust, Falls Road (Bernstein Preserve), create parking area. Assessor's Map 75, Lot 194.

First date: December 20, 2016

Last date: February 22, 2017

No one representing the applicant was present at this meeting. Mr. Dill noted that Ms. Augustiny had suggested putting the parking area on the north side. Mr. Dill suggested less parking on the down-slope side if some was moved to the North.

Motion by Mr. Dill, seconded by Mr. Jahne to continue Application #W16-19, East Haddam Land Trust, Falls Road (Bernstein Preserve), create parking area to the next meeting. Motion carried by Unanimous vote.

G) New – Determination – Frank Pach, Town Street, proposed restoration of agricultural pond, determination of as of right use. Assessor's Map 47, Lot 22.

First date: December 20, 2016

Last date: February 22, 2107

Mr. Pach addressed the commission and said that he would like to clean out the pond of the muck and organic material that has accumulated over the past 60 years. Mr. Pach stated that the center area would be dug out and the area to the west would be left for the ducks. He noted that he, Mr. Ventres, and the contractor discussed the sequence of construction on the plans. The pond would be drained by breaching the earthen dam and replacing it with a pipe that can be plugged when the project is finished.

Mr. Dill asked if the pipe was going to have a collar to prevent water from going around the pipe on the outside. Mr. Ventres presented plans that called for a collar made out of concrete. Mr. Ventres noted that the contractor agreed that it could be installed.

Discussion ensued between Mr. Dill and Mr. Pach regarding the possibility of the machines getting stuck during the last excavation in the early 1960's.

Mr. Pach talked with the fire department regarding a stand pipe on Orchard Road. He was hopeful they could find some funding help with this.

Mr. Jahne asked how much volume would be removed. Mr. Ventres stated that was an unknown quantity.

Mr. Dill asked if Mr. Ventres was prepared to monitor the contractor's work. Mr. Ventres stated he liked the contractor's idea of leaving the pipe in place. Mr. Dill was comfortable with the ruling. He was concerned about the machine getting stuck.

Motion by Mr. Dill to recognize that Frank Pach, Town Street, proposed restoration of agricultural pond, is an as of right use, and to make a declaratory ruling, and that Mr. Ventres will provide oversight during construction. Mr. Jahne seconded, and motion carried by unanimous vote.

7. IWWC ENFORCEMENT OFFICER'S REPORT

Mr. Ventres informed the commission that they averted a major issue last week when a sewer line burst. Mr. Ventres stated his largest problem was coordinating traffic control. Mr. Ventres asked NL Jacobson to design this system repair. They will have to close this road and correct this issue in the spring.

8. REVIEW OF REGULATION CHANGES

Mr. Ventres noted this was mailed out in the commission's packets. The commission reviewed the minor changes. It was noted that there were some "and" indications at the end of certain sections that should not be there.

The commission discussed the time frame referenced on page 31.

9. DISCUSSION

None

10. CONSERVATION COMMISSION INPUT

None

10. ADJOURNMENT

Motion by Ms. Augustiny, seconded by Mr. Jahne to adjourn at 8:44 p.m. Motion carried by unanimous vote.

Respectfully submitted,
Holly Pattavina