



## 6. WETLANDS PERMIT REVIEW-

### **A) 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.**

Pete Doyle, representing the applicant, reviewed the proposed changes to the Regina Aitoro Property at Lake Hayward. The plans are filed at the Land Use Office. Modifications are to build approximately a 50 foot section of wall to the south side, close to the water, then turning around the hill away from the water heading north and connecting to an existing stone wall. The existing stone wall will be rebuilt. Established bushes on the north side below the existing wall and the lake will remain. The purpose of the new wall is decorative and to define the yard. The wall height will be approximately 2-3 feet. Mr. Doyle believes the new wall will help with erosion. Stones for the new section will be natural field stone and quarry stone brought on site. Mr. Doyle requested the application include the installation of a wooden or aluminum dock. The commission advised a 6 x 16 foot removable aluminum dock is acceptable. Ms. Augustiny does not believe that switchgrass will preserve the lake and would like it changed to native plants. Responsive to a question by Mr. Dill, Mr. Doyle replied the vegetation along the shoreline will be managed by pruning and the area will not be a lawn. The patio will be constructed with patio pavers. Ms. Augustiny requested that Mr. Ventres closely monitor this project.

**Motion by Mr. Goff, second by Mr. Jahne to accept 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. Assessor's Map 71, Lot 56 in accordance with the plans dated 2/21/2017 with the following conditions: The proposed dock be no larger than 6' x 16' in size and be removable in nature. The final planting plan will be approved by the Land Use Administrator. There is to be implementation of erosion control as approved by the Land Use Administrator. The reconstructed portion and the newly construction portion of the wall should be approximately 2' to 3' in height. The removal and replacement of the existing patio should be done with similar pervious materials. Pictures are to be submitted upon completion. Inspections will be done by the Land Use Administrator as the project progresses. Motion passed unanimously.**

### **B) Continued-#W16-19-East Haddam Land Trust, Falls Road (Bernstein Preserve), create parking area. Assessor's Map, 75, Lot 194**

Rob Smith stated the parking area (40 feet) would be for 4 cars on the upstream side. Mr. Dill stated it would require fill and requested ½ parking on one side and the other side ½ parking. Mr. Smith explained this would require digging into the property boundaries. Mr. Dill suggested moving the gate entrance to avoid this and was concerned with erosion down to the stream. Mr. Dill questioned how fill would be retained. Mr. Smith replied large stone at the base of the slope. The driveway would have a gradual pitch towards the downhill. The parking lot will be gravel. The commission requested land

elevations, dimensions and would like to have another site walk. Mr. Smith requested an extension.

**Motion by Mr. Dill to continue-#W16-19-East Haddam Land Trust, Falls Road (Bernstein Preserve), create parking area. Assessor's Map, 75, Lot 194. Second by Mr. Goff and unanimously passed.**

**C) Continued - #W16-20-Town of East Haddam, 1 Plains Road, construct athletic fields and storm water basin. Assessor's Map, 56, Lot 38.**

The commission reviewed the following document which is filed at the Land Use Office:

- Site Development Plan of Old Middle School Property revised 2/15/17 prepared by Anchor Engineering Services.

- Email correspondence from Craig Mansfield-Chairman of the Municipal Office Building Committee dated 2/18/17 regarding "16-20 "Town of East Haddam, 1 Plains Road, construct athletic fields and storm water basin". "The committee continues to have ongoing discussions related to the drainage from the parking lot and run off from the garage which ultimately could affect the drainage pipe size, location, etc. Additionally, the committee is still working with the Department of Public Health to determine if we will be able to reactivate the two current wells or if we will need to drill new wells. The current fields are a proposed alternate location should the wells need to be re-drilled. The committee unanimously agreed we are unable to determine the impact of these two projects on each other at this time. Based on our current project timeline, we should be able to determine if there will be any impact from the field design on our project or vice versa by early fall 2017."

Brian Curtis P.E. will be reviewing the application for stormwater calculations.

Mr. Dill stated the Municipal Office project was still uncertain of the location of wells and garage drainage. Mr. Ventres stated the drainage should not be an issue because the drainage calculations had been submitted to the Planning and Zoning Commission and approved and were used by Anchor Engineering Services. Mr. Ventres stated there had been a meeting with the DPH regarding the wells and they did not consider the wells to be a major issue and were going to allow the project to reactivate the wells. The wells will be activated in March and tested by Greco and Haines.

Mr. Dill stated Mr. Ventres representing the applicant was a conflict of interest and that the Recreation Commission should be representing the application. Mr. Ventres stated he was simply updating the commission and did not ask the Recreation Commission to be present. The project is not on a timetable. The purpose of developing the plans is to be able to investigate and apply for grant funding.

Mr. Dill stated based upon Mr. Mansfield's email the impact on the property is still unknown. Mr. Ventres stated the only unknown was the final location of the wells. Mr. Dill questioned the history of when the decision was made to expand the fields. Mr. Ventres replied around 1993, there was a proposal to the Board of Education to acquire

the Brownell property. The project was approved by the Plan of Conservation and Development in 2008 as a recommendation. Anchor Engineering Services was hired around 2015 and test pits were performed March 2016. Mr. Dill questioned appropriations allocated for the project to which Mr. Ventres replied approximately \$25,000 to perform a survey, soil testing, wetland flagging and develop conceptual plans. Ms. Augustiny requested plans with the existing/proposed buildings, wells and septic. Neighbors will be notified of the proposal when the project is presented to the Planning and Zoning Commission. The engineers will be presenting this project at the next meeting.

**Motion by Mr. Dill, seconded by Mr. Goff and unanimously passed to continue #W16-20-Town of East Haddam, 1 Plains Road, construct athletic fields and storm water basin assessor's Map, 56, Lot 38 until the next meeting.**

**D) Continued- #W16-21-Phillip & Kinny Newman, 17 Florida Road, construct a garage in the upland review area. Assessor's Map 04, Lot 09.**

No one representing the applicant was present at this meeting. A site walk will be scheduled.

**Motion by Mr. Dill, seconded by Jahne and unanimously passed to continue #W16-21-Phillip & Kinny Newman, 17 Florida Road, construct a garage in the upland review area. Assessor's Map 04, Lot 09 until the next meeting.**

**E) New - #W17-03-Dennis & Evelyn Passan, 327 Lake Shore Drive (lot across the street), Lake Hayward, construct a stairway and dock in the upland review area. Assessor's Map 87, Lot 213 & 214**

No one representing the applicant was present at this meeting. A site walk will be scheduled.

**Motion by Mr. Dill, seconded by Mr. Jahne and unanimously passed to continue #W17-03-Dennis & Evelyn Passan, 327 Lake Shore Drive (lot across the street), Lake Hayward, construct a stairway and dock in the upland review area. Assessor's Map 87, Lot 213 & 214 until the next meeting.**

**F) New - #W17-04-Donald Smith, Lake Shore Drive, Lake Hayward, construct a dock, add electricity, add split rail fence, remove trees, and shoreline rehabilitation. Assessor's Map 80, Lot 270.**

No one representing the applicant was present at this meeting. A site walk will be scheduled. Ms. Augustiny voiced concern with the electricity being used for spotlights on the lake. Mr. Ventres stated the electricity would be used for charging a pontoon boat.

**Motion by Mr. Dill, seconded by Mr. Jahne and unanimously passed to continue #W17-04-Donald Smith, Lake Shore Drive, Lake Hayward, construct a dock, add electricity, add split rail fence, remove trees, and shoreline rehabilitation. Assessor's Map 80, Lot 270 until the next meeting.**

**G) New - #W17-05-Andrew Walter-147 Leesville Road-driveway crossing. Assessor's Map 63, Lot 42.**

No one representing the applicant was present at this meeting. A site walk will be scheduled.

**Motion by Mr. Dill, seconded by Mr. Goff and unanimously passed to continue #W17-05-Andrew Walter-147 Leesville Road-driveway crossing assessor's Map 63, Lot 42 until the next meeting.**

**7. IWWC ENFORCEMENT OFFICER'S REPORT**-Nothing new to report.

**8. REVIEW OF REGULATION CHANGES**

Commission members reviewed the Regulations-Town of East Haddam Inland/Wetlands and Watercourses Commission. A public hearing will need to be held and amended edits sent to the DEP.

**Motion by Mr. Dill to schedule a public hearing for the regulation changes at the April 18, 2017 meeting at 8 p.m. Second by Mr. Goff and unanimously passed.**

**9. DISCUSSION**-There were none.

**10. CONSERVATION COMMISSION INPUT**-Mr. Gelston had nothing new to report.

**11. ADJOURNMENT**

**Motion by Ms. Augustiny and seconded by Mr. Goff to adjourn at 8:49p.m. Motion passed unanimously.**

Respectfully submitted,

E. Ruth Ziobron  
Recording Secretary