

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

REGULAR MEETING MINUTES

May 16, 2017

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: Randy Dill, Mary Augustiny, Daniel Jahne, Bryan Goff, and Jennifer Burton-Reeve.

COMMISSIONERS ABSENT: None

OTHERS: Mr. Ventres, Craig Chalifoux, Christina Chalifoux, James Morrill, and Ruth Ziobron-Recording Secretary

Motion by Mr. Goff, second by Ms. Augustiny to remove item 8, Review of Regulation Changes from the agenda. Motion passed unanimously.

3. **MINUTES**

Motion by Mr. Goff and seconded by Ms. Burton-Reeve to accept the April 18, 2017 meeting minutes as amended. Motion passed unanimously.

-Under Attendance, correct spelling of "Grindle".

4. **BILLS**

East Haddam News	\$28.50	East Haddam News	150.00
East Haddam News	33.00		

Motion by Ms. Burton-Reeve to accept the bills as presented. Second by Mr. Goff and unanimously passed.

5. **FIELD INSPECTION REPORT**

Mr. Dill, Ms. Augustiny, Mr. Jahne, and Mr. Ventres conducted field inspections on May 10, 2017 at the following sites:

-1 Abbe Lane, Bashan Lake, Construct a seasonal dock.

-Wildwood Association, Bashan Lake, Cottages #14, #25, #26 and #28.

6. **WETLANDS PERMIT REVIEW**

A) Continued - #W17-06-Michael Eckrole, 11 Abbe Lane, Bashan Lake, construct a seasonal dock. Assessor's Map 57, Lot 110.

First: April 18, 2017

Last: June 21, 2017

The applicant was not present.

Motion by Mr. Goff to table this item to end of the agenda. Second by Ms. Burton-Reeve and unanimously passed.

B) New-#W17-08-Alistair McGowan, 190 Tater Hill Road, construct an inground pool in the upland review area. Assessor's Map 22, Lot 30.

First: May 16, 2017

Last: July 19, 2017

The applicant was not present.

Motion by Ms. Augustiny to continue application -#W17-08-Alistair McGowan, 190 Tater Hill Road, construct an inground pool in the upland review area. Assessor's Map 22, Lot 30 and schedule a field walk. Second by Mr. Goff and unanimously passed.

C) New- #W17-07- Craig & Christina Chalifoux, 74 Smith Road (Wildwood Cottage #26), Bashan Lake, rebuild cottage in the upland review area. Assessor's Map, 49, Lot 09.

First: May 16, 2017

Last: July 19, 2017

Mr. Ventres explained that Wildwood was a part of an association on the western shore of Bashan Lake off of Smith Road. Currently, there are 38 cottages with electricity and outhouses. Because the cottages are on one piece of property, they are not individual lots and fall under DEEP review for septic system. The association hired Nate Jacobson and Associates to perform work to find a code compliant community septic system and a community water system for potable water. The work will be performed in phases. The community septic system would come later. Right now they propose holding tanks for the septic systems. Mr. Ventres stated the DEEP agreed with the use of holding tanks for sewerage. There would be a central source of well water for cottage owners to access. The well would be operated by a certified water operator. The East Haddam Water Pollution Control Authority would have agency oversight for the septic and water systems. Mr. Ventres stated very few cottages had been rebuilt and that the new applications were mostly for total reconstruction and renovation. Mr. Ventres explained the health code did not allow the expansion of units unless there was a code compliant system. Mr. Ventres stated there would be addition of square footage to each unit, but no additional bedrooms. Mr. Ventres stated the floor plans needed to first be approved by the DEEP before IWWC approval.

Mr. Dill questioned if the cottages were drawing from the lake for water to which Mr. Ventres replied yes. Mr. Ventres explained a well would be drilled and cottage owners could go get drinking water and bring it back to their cottage. Initially, the cottages would not be tied into the well.

Mr. and Mrs. Chalifoux presented site plans and building diagrams. Mr. Dill questioned if there would be an expansion of the cottage. Mr. Chalifoux replied

there would be expansion. The footprint would be expanded from 480 square feet to 720 square feet. The cottage will be brought back 6 feet from the lake to allow for a deck on the front. The proposed deck would not be past the current cottage footprint.

Motion by Mr. Dill, seconded by Mr. Goff to continue #W17-07- Craig & Christina Chalifoux, 74 Smith Road (Wildwood Cottage #26), Bashan Lake, rebuild cottage in the upland review area. Assessor's Map, 49, Lot 09 at the next meeting. Motion passed unanimously.

D) New - #W17-09 – Baccaro & Morrill LLC, 74 Smith Road (Wildwood Cottage #14), Bashan Lake, rebuild cottage in the upland review area. Assessor's Map 49, Lot 09.

First: May 16, 2017

Last: July 19, 2017

Mr. Morrill presented site plans and building diagrams. The footprint would be expanded from 400 square feet to 728 square feet. The deck will be expanded 6 feet wider to match the width of the cottage. The existing stairs and deck to the lake will remain. There will be no gutters. The drip edge of the cottage will be over crushed stone.

Motion by Mr. Dill, seconded by Ms. Burton-Reeve to continue #W17-09 – Baccaro & Morrill LLC, 74 Smith Road (Wildwood Cottage #14), Bashan Lake, rebuild cottage in the upland review area. Assessor's Map 49, Lot 09 at the next meeting. Motion passed unanimously.

E) New - #W17-10 – Peter Sibley 74 Smith Road (Wildwood Cottage #25), Bashan Lake, rebuild cottage in the upland review area. Assessor's Map 49, Lot 09.

First: May 16, 2017

Last: July 19, 2017

The applicant was not present.

Mr. Ventres stated the cottage was near the intermittent stream and that Mr. Curtis P.E. was developing a site plan. Mr. Dill noted there was a huge culvert near the stream crossing. Mr. Ventres stated there were no issues with sediment.

Motion by Ms. Augustiny, seconded by Mr. Goff to continue #W17-10 – Peter Sibley 74 Smith Road (Wildwood Cottage #25), Bashan Lake, rebuild cottage in the upland review area. Assessor's Map 49, Lot 09 at the next meeting. Motion passed unanimously.

F) New - #W17-11- Matt & Pat Cronin, 74 Smith Road (Wildwood Cottage #14), Bashan Lake, rebuild cottage in the upland review area. Assessor's Map 49, Lot 09.

First: May 16, 2017

Last: July 19, 2017

The applicant was not present.

Motion by Mr. Dill, seconded by Mr. Goff to continue #W17-11- Matt & Patt Cronin, 74 Smith Road (Wildwood Cottage #14), Bashan Lake, rebuild cottage in the upland review area. Assessor's Map 49, Lot 09 at the next meeting. Motion passed unanimously.

7. IWWC ENFORCEMENT OFFICER'S REPORT

Mr. Ventres reviewed the Bone Mill Bridge replacement plans.

Mr. Ventres reviewed contractor work at Johnsonville.

8. REVIEW OF REGULATION CHANGES-This was removed from the agenda.

Continued:

6. WETLANDS PERMIT REVIEW

A) Continued - #W17-06-Michael Eckrole, 11 Abbe Lane, Bashan Lake, construct a seasonal dock. Assessor's Map 57, Lot 110.

First: April 18, 2017

Last: June 21, 2017

The applicant did not attend. The commission had questions for the applicant.

Mr. Dill questioned why there needed to be 2 docks, where was the second dock to be attached, and if one floated on the top, and if so, what would happen to it when the lake water was drained lower, is there a ramp to connect.

Motion by Mr. Dill, second by Ms. Burton-Reeve to continue #W17-06-Michael Eckrole, 11 Abbe Lane, Bashan Lake, construct a seasonal dock. Assessor's Map 57, Lot 110 until the next meeting. Motion passed unanimously.

9. DISCUSSION.-There was none.

10. CONSERVATION COMMISSION INPUT-Mr. Gelston was unavailable to report.

11. ADJOURNMENT

Motion by Mr. Goff and seconded by Ms. Burton-Reeve to adjourn at 8:19 p.m. Motion passed unanimously.

Respectfully submitted,

E. Ruth Ziobron
Recording Secretary