

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

REGULAR MEETING MINUTES

November 21, 2017

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

2. **ATTENDANCE**

COMMISSIONERS PRESENT: Randolph Dill, Mary Augustiny, Daniel Jahne, and Jennifer Burton-Reeve.

COMMISSIONERS ABSENT: Bryan Goff.

OTHERS: Mr. Ventres, Bob Casner, Roger Nemergut and Ruth Ziobron (Recording Secretary).

3. **MINUTES**

Motion by Mr. Jahne, seconded by Ms. Burton-Reeve to accept the October 17, 2017 meeting minutes as amended.

-page 4, 1st line of G), strike "more" and replace with "less".

-page 4, under H), 2nd line, after "shed" insert "to be constructed".

Favor: Augustiny, Jahne, Burton-Reeve.

Oppose: None

Abstain: Dill

Motion passed.

4. **BILLS**

East Haddam News	\$27.00
East Haddam News	68.25

Motion by Ms. Burton-Reeve, second by Mr. Jahne and unanimously passed to approve the bills as presented.

5. **FIELD INSPECTION REPORT**-There was no field inspections.

6. **WETLANDS PERMIT REVIEW**

A) Continued - #W17-23 - Jeff Hudson, 109 Mott Lane, construct a retaining wall in the upland review area. Assessor's Map 75, Lot 121.

First Date: September 19, 2017

Last Date: November 23, 2017

Mr. Ventres informed the commission that he had tried calling Mr. Hudson at his house and cell phone 3 times. He had left messages that without plans, the commission could not schedule a field walk and if more time was needed to request an extension in writing. Mr. Hudson did not reply. A new and revised plan is pending.

Motion by Mr. Dill, second by Ms. Burton-Reeve to deny without prejudice due to incomplete information application #17-23 - Jeff Hudson, 109 Mott Lane, construct a retaining wall in the upland review area. Assessor's Map 75, Lot 121 . Once plans are submitted the site is to be revisited. Motion passed unanimously.

B) New- #W17-30 – Casner Construction Co. Inc., 382 Town Street, construct a parking area in the upland review area. Assessor's Map 27, Lot 88.

First Date: November 21, 2017

Last Date: January 24, 2017

Mr. Nemergut reviewed a plot plan. Mr. Ventres distributed site plan and erosion and sediment control plans. Currently there is a 3 bedroom residence on a 4.12 acre lot. The intent is to convert the residence into commercial/dry retail use. The proposal would include a new driveway of processed aggregate with no curbing, relocated septic system, new well, removal of liner ponds and approximately 25 feet of fill (southeast corner) within the upland review area. A traffic study was performed to determine the best location of the customer driveway. The current driveway would be used for employees. Mr. Dill asked if the buildings would change. Mr. Casner replied the building usage would change. The three buildings would become retail rentals with minor exterior improvements. Mr. Dill asked why the leaching fields would be moved closer to the wetlands. Mr. Casner explained the current system had standing water when it rained and that test pits indicated the proposed location had better soil for a long term system, new well location and keeping within the setbacks. Mr. Dill questioned the type of wetland protection that would be used. Mr. Nemergut suggested non-continuous concrete stop bars to keep cars from driving over the edge of the driveway. Mr. Casner suggested plantings.

Motion by Mr. Dill, second by Mr. Jane and unanimously passed to schedule a field walk for application #W17-30 – Casner Construction Co. Inc., 382 Town Street, construct a parking area in the upland review area. Assessor's Map 27, Lot 88.

7. IWWC ENFORCEMENT OFFICER'S REPORT

Public Works has reported that the existing 6 foot corrugated pipe on Beebe Road at the Moodus Reservoir is failing. Mr. Ventres stated the pipe was rotting and was clogged with beaver debris. It was installed around 1995. Mr. Nemergut has proposed the installation of two 4 foot pipes and is reviewing the hydraulic capacities. A third may be installed where the existing pipe is located. Ms. Augustiny requested that the project be closely monitored.

Mr. Ventres informed the commission that there was bank erosion at Lumberyard Road. There is no catch basin to collect the sand from Lumberyard Road and the parking lot. Public Works has proposed the installation of a catch basin that would extend to the river to prevent ponding in the road. This item will be included in the next field walk.

Mr. Ventres stated the new owners of Johnsonville had hired Fuss and O'Neill.

Mr. Ventres distributed:

- Fall Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter.
- Fall 2017 CACIWC, The Habitat.

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

9. APPROVAL OF 2018 MEETING SCHEDULE-The commission reviewed the 2018 schedule for approval at the next meeting.

10. ADJOURNMENT

Motion by Ms. Burton-Reeve, seconded by Mr. Jahne and unanimously passed to adjourn at 8:17 p.m.

Respectfully submitted,

E. Ruth Ziobron
Recording Secretary