

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

REGULAR MEETING MINUTES  
AUGUST 21, 2018

**1. CALL TO ORDER**

Mr. Dill called the meeting to order at 7:30 pm at the Municipal Office Complex.

**2. ATTENDANCE**

**COMMISSIONERS PRESENT:** Mary Augustiny, Jennifer Burton-Reeve, and Randolph Dill

**COMMISSIONERS ABSENT:** Bryan Goff and Daniel Jahne

**3. MINUTES**

Motioned by Ms. Augustiny, seconded by Ms. Burton-Reeve, and passed to accept the July 17, 2018 meeting minutes. Mr. Dill abstained from the vote, as he was not present for the July 17, 2018 meeting.

**4. BILLS**

East Haddam News: \$70.00

**Motioned by Mr. Dill, seconded by Ms. Augustiny, and unanimously passed to approve the bill as presented.**

**5. FILED INSPECTION REPORT**

Mr. Dill, Ms. Augustiny, and Mr. Ventres attended the following field inspection on August 15, 2018.

1. Wickham Road Drainage Pipes, Town of East Haddam

**6. WETLANDS PERMIT REVIEW**

**A. CONTINUED - #W18-19 – Wickham Road drainage pipes, Town of East Haddam**

**First Date: July, 17 2018**

**Last Date: September 19, 2018**

In regards to the first proposed pipe, Beth Lunt spoke on the proposed plans to help prevent water from over-flowing onto Wickham Road, which is causing erosion. She stated during the spring the road becomes saturated which in turn causes the erosion on the road as well as the driveway of Mr. Clark.

Mr. Dill asked what kind of excavation might need to be done. Ms. Lunt stated a small amount of excavation would be needed in order to install the catch basin.

Concern was also raised in regards to Wickham Road being a scenic road. Mr. Ventres stated putting the pipe in place is allowed. The existing stonewall cannot be disturbed and the road cannot be widened.

Mr. Dill asked to clarify what would be done about the existing erosion on the down slope side of the road (the opposite direction of Mr. Clark's property). Ms. Lunt said they could add a small splash pad and Mr. Ventres said this would be an adequate solution.

Ms. Augustiny asked about the exit pipe. Mr. Ventres stated that is where the splash pad would be to prevent a single drop off. Ms. Augustiny also asked if anyone would be monitoring the construction. Ms. Lunt said Steve Hedler, the road's superintendent, would monitor the construction. Ms. Lunt also stated she can be on-site as well.

In regards to the second proposed pipe, Ms. Lunt stated that during the spring this part of the road is also difficult to pass because it becomes saturated with water. She said this area would only require the installation of a cross pipe.

Mr. Dill stated this pipe should be set deep enough to allow the water to pass through but not too deep as this could drain a vernal pool, if one is present. He also asked about the intended solution for erosion control. Ms. Lunt stated the same type of splash pad would be used. Ms. Augustiny also suggested they use bales of hay. Mr. Dill asked what type of pipe would be used. Ms. Lunt stated plastic pipe would be used.

Ms. Augustiny asked if any beavers are present in the area. Mr. Ventres said there are no beavers because it is too small of an area there is not enough water.

**Motioned by Ms. Augustiny, seconded by Ms. Burton-Reeve, and unanimously passed to approve application #W18-19 – Wickham Road drainage pipes, Town of East Haddam according to plans submitted on August, 21 2018 with the stipulation a supervisor is present at the time of construction.**

- B. New - #W18-20 – 382 Town Street, Clark Gates, LLC, construct an addition in the upland review area. Assessor's Map 27, Lot 88.  
First Date: August 21, 2018 Last Date: October, 24 2018**

This is in regards to a plan that had been previously submitted, but has now been updated. Mr. Nemergut (PE) presented the updated plan for the property that is currently next to Two Wrasslin' Cats. The plans propose connecting two detached, existing buildings.

There would not be any modification to the existing septic system. Mr. Nemergut stated he believes the existing septic system is twice as big as it needs to be to keep up with the estimated six employees. The restrooms will not be used by the public. He said the current

system was based on a tenth of a gallon per square foot, allowing for up to 200 gallons a day.

Mr. Dill asked what changes have been made to the plan. Mr. Nemergut stated changes have been made to make the ADA compliant parking design more simplistic, thus taking up less ground space.

Mr. Dill asked if any other groundwork has been changed. Bob Casner, the current owner of the property, stated the patio area is decreasing in size. He also stated the intentions for the proposed addition, which is to utilize this existing property for a commercial use, while still preserving the building, which is older and fits in with the other buildings in the area. He said the addition is needed in order to create enough space for the walk-in coolers, which are essential to the store's operation. He said the garage would be used for inventory and the original studio would be used as retail space for liquor and wine.

Mr. Dill also asked to clarify the number of total business that will be using this space. Mr. Casner stated the space would be used by two businesses. One tenant would be an architectural firm and the other would be a package store. Mr. Dill asked to clarify what the existing house will be used for and Mr. Casner stated it would be used for offices, specifically for the firm.

Mr. Dill asked if there would be public consumption of alcohol as this could increase the amount of water being used. Mr. Casner stated there would be no alcohol consumed on premise so this will have no effect on the septic system. Ms. Augustiny asked to clarify the material that will be used for the walkway between the buildings. Mr. Casner stated it would be stamped concrete. Ms. Augustiny also if the surface (towards the pond) would be pervious and Mr. Casner stated it would be.

Ms. Augustiny asked what type of plants are being proposed along the wetlands. Mr. Casner stated there are existing flowers and plants already in place.

Ms. Burton-Reeve stated as long as the aforementioned area is pervious she has no further questions.

**Motioned by Ms. Augustiny, seconded by Ms. Burton-Reeve and unanimously, passed to continue the application #W18-20 – 382 Town Street, Clark Gates, LLC, construct an addition in the upland review area. Assessor's Map 27, Lot 88 to the next scheduled meeting and to schedule a field walk.**

- C. **New - #W18-21 – 60 Bashan Road, Peter Govert & June Plecan, determination for as of right use for creation of agricultural ponds. Assessor's Map 58, Lot 139. First Date: August 21, 2018 Last Date: October 24, 2018**

Mr. Ventres explained the property has recently received beef cattle, 12 in total, and the proposed ponds are to be for the cattle.

Mr. Dill asked for clarification on the number of ponds being proposed. Mr. Ventres stated there would be two ponds. This is so they may rotate the cattle between the two.

Ms. Augustiny asked for the size of the field. Mr. Ventres said there is 4 acres on each side. Mr. Ventres stated a full wetland map is already available. He also said the plans for the proposed ponds will be set up and the areas will be marked off for the field walk.

**Motioned by Mr. Dill, seconded by Ms. Burton-Reeve, and unanimously passed to continue application #W18-21 – 60 Bashan Road, Peter Govert & June Plecan, determination for as of right use for creation of agricultural ponds. Assessor’s Map 58, Lot 139 to the next scheduled meeting and to schedule a field walk.**

#### **7. IWWC ENFORCEMENT OFFICER’S REPORT**

Mr. Ventres stated one new application is being filed for a driveway for a single-family, year round home. Ms. Augustiny asked for the size of the lot. Mr. Ventres said the lot is less than half of an acre.

#### **8. CONSERVATION COMMISSION INPUT**

No one was available to report.

#### **9. ADJOURNMENT**

Ms. Augustiny motioned to adjourn the meeting at 8:15 pm, Ms. Burton-Reeve seconded, and it was unanimously passed.

Respectfully Submitted  
Devin Ganley  
Recording Secretary