

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

**REGULAR MEETING MINUTES  
SEPTEMBER 18, 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:** Randolph Dill, Mary Augustiny, Bryan Goff, Daniel Jahne, and Jennifer Burton-Reeve

**COMMISSIONERS ABSENT:** None

**3. MINUTES**

Motioned by Mr. Goff, seconded by Ms. Burton-Reeve, and unanimously passed to accept the August 21, 2018 meeting minutes as amended:

- Page 2, third paragraph, remove the text within the parentheses, “(the opposite direction of Mr. Clark’s property)”.
- Page 3, fourth paragraph, remove “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.”

**4. BILLS**

East Haddam News: \$33

**Motioned by Mr. Goff, seconded by Ms. Burton-Reeve, and unanimously passed to approve the bill as presented.**

**5. FIELD INSPECTION REPORT**

Mr. Dill, Ms. Augustiny, Ms. Burton-Reeve, and Mr. Ventres attended the following field inspection on September 17, 2018:

- 60 Bashan Road, Peter Govert & June Plecan, determination for as of right use for creation of agricultural ponds

Mr. Dill, Ms. Augustiny, and Ms. Burton-Reeve attended the following field inspection on September 17, 2018:

- 382 Town Street, Clark Gates, LLC, construct an addition

## 6. WETLANDS PERMIT REVIEW

### **A. Continued - #W18-20 – 382 Town Street, Clark Gates, LLC, construct an addition in the upland review areas. Assessor’s Map 27, Lot 88.**

**First Date: August 21, 2018**

**Last Date: October 24, 2018**

Mr. Bob Casner stated the existing studio building would be disassembled to put in a foundation where a concrete slab is currently. The brick patio would be moved from the south side of the building in order to adhere to the current fire codes. Under the code the door needs to be moved to the back (east side) of the building. The patio will be placed on this side of the building. Once removed, the area where the current patio is located will be seeded for grass.

Mr. Dill asked if the patio, once moved, would be constructed of something other than brick. It was determined the new patio would be made of a pervious material. Mr. Dill also asked about the plants along the waterline. Mr. Casner stated the existing shrubbery along the edge of the pond would remain in order to keep this area stabilized.

Mr. Dill asked about the roof over the patio area, along the west side of the studio. Mr. Casner stated this would now be an open porch to keep with the colonial appearance.

Ms. Augustiny asked if the other patio would be uncovered and if it would be pervious. Mr. Casner stated this patio would be stamped concrete, making it handicap accessible. Mr. Goff asked if the parking area would be paved. Mr. Casner stated it would be a gravel parking lot.

Mr. Dill asked about the use of roof leaders. Mr. Casner stated gutters with descending pipes would be used.

**Motioned by Ms. Burton-Reeve, seconded by Mr. Goff, and unanimously passed to accept application #W18-20 – 382 Town Street, Clark Gates, LLC, construct an addition in the upland review areas. Assessor’s Map 27, Lot 88 with the amended plans dated September 18, 2018.**

### **B. Continued - #18-21 – 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. Peter Govert who is the landowner presented plans along with Bruce Romajus who is the tenant. Mr. Govert stated the goal of the property is to keep the fields open, for environmental reason, which is why the land will be used for raising cattle.

Mr. Dill asked for the size of the ponds. Mr. Romajus stated the two intended ponds would each be 50' x 100', totaling 5,000 square feet each, or 10,000 total square feet.

Mr. Ventres stated a permit from the Army Corps of Engineers would be required if the ponds total > 5,000 square feet. Mr. Romajus asked to clarify if it was 5,000 per pond or per wetland area. Mr. Ventres and Mr. Dill stated it is per wetland area. Mr. Romajus then asked the committee if they would suggest each pond be 2,500 square feet. Mr. Dill stated that would be a good alternative.

Mr. Dill stated that, per the conversation at the field walk, it would not be a good idea to use drainage water for the ponds because this would fill the ponds with sediment and debris. He also stated that the material excavated during the construction of the ponds would need to be placed somewhere other than the wetlands area as you cannot use the material to fill in the wetlands area without a permit.

Mr. Dill asked how the ponds would be constructed. Mr. Romajus stated there are several proposed option including the use of a gravel base or geo material, but they will not know for sure until they being digging. Ms. Augustiny suggested creating an entry way to the ponds as has been done for similar applications using ponds for agricultural purposes.

Mr. Dill asked Mr. Romajus to present the sketches of the ponds to determine their exact locations. Mr. Romajus presented the sketches that had been drawn over a map of the land area. The ponds were originally drawn to be 5,000 square feet. Mr. Govert said the size of the ponds would now decrease by half to adhere to the size requirements just discussed. Mr. Romajus also pointed out, roughly, where the drains would be placed. Mr. Dill pointed out that the current locations of the ponds, as per the sketches, would make it difficult to remove the excavated material that would need to be moved to the uplands area.

Ms. Burton-Reeve asked how large the property is. Mr. Govert said the property is just under 8.8 acres.

Mr. Dill and Ms. Augustiny said the exact area of the ponds would need to be determined before any construction can begin. Mr. Ventres said he could return to the property with Mr. Govert and Mr. Romajus to help determine the exact locations of the ponds.

**Motioned by Ms. Augustiny, seconded by Mr. Goff, and passed unanimously to approve application #W18-22 – 60 Bashan Road, Peter Govert and June**

**Plecan, for as of right use for the creation of agricultural ponds under the Inlands Wetlands and Watercourses Act (IWWA) provided they work closely with the Wetlands Enforcement Officer to provide a more detailed plan for the size and location of the ponds, the location of the excavated soil, how the ponds will be constructed, and the location and execution of pathways for the cattle to use to access the water.**

**C. New - #18-22 2 Lois Lane, Robert Bruce Jr., construct a driveway in the upland review area. Assessor's Map 80, Lot 463.**

**Firs Date: September 18, 2018**

**Last Date: November 21, 2018**

Mr. Ventres stated this is in reference to an application that was once approved in 1992. Mr. Charlie Dutch is currently putting together the new plans to be presented by the next meeting.

**Motioned by Ms. Augustiny, seconded by Mr. Goff, and unanimously passed to continue application #18-22 2 Lois Lane, Robert Bruce Jr., construct a driveway in the upland review area. Assessor's Map 80, Lot 463 to the next scheduled meeting and to schedule a field walk.**

**D. New - #18-23 – 21 Mount Parnassus Road, Shagbark Lumber & Farm Supply, construct a 40' x 100' commercial building and porch in the upland review area and relocate driveway on the east side of the property in the upland review area. Assessor's Map 27, Lot 91.**

**First Date: September 18, 2018**

**Last Date: November 21, 2018**

Mr. Roger Nemergut (PE) stated the current plan is to create a 4,000 square foot, detached, building for retail use. The previous approval from 2004 was a 10,000 square foot building. Mr. Nemergut said this would require a shift in the existing driveway that is currently used to access this area of the property. There is a culvert that feeds the wetlands, east of the current access. Mr. Jahne asked how the pipe would be affected. Mr. Nemergut stated the culvert goes under the driveway and the inlet may need to be shifted or added to.

Mr. Goff asked if the parking lot would need to be extended. It was determined the parking lot will not be extended. Part of the parking lot is currently being used for storage. The items there will be moved elsewhere.

Mr. Dill asked how much the driveway would need to be shifted. Mr. Fred Hunt suggested about 3 feet. Mr. Nemergut said he did not yet have the exact dimensions but suggested approximately 3 or 4 feet. Ms. Augustiny asked if stakes could be put in place prior to the field walk to show where the proposed driveway will be located. Mr. Nemergut and Mr. Hunt agreed this area could be marked out with stakes.

Mr. Goff asked if the driveway would paved or gravel. Mr. Hunt stated it would be gravel.

**Motioned by Mr. Dill, seconded by Ms. Burton-Reeve, and unanimously passed to continue the application for #18-23 – 21 Mount Parnassus Road, Shagbark Lumber & Farm Supply, construct a 40' x 100' commercial building and porch in the upland review area and relocate driveway on the east side of the property in the upland review area. Assessor's Map 27, Lot 91 to the next scheduled meeting and to schedule a field walk.**

#### **7. IWWC ENFORCMENT OFFICER'S REPORT**

Mr. Ventres stated the Connecticut Association of Conservation and Inland Wetlands Commission (CACIWC) would hold their annual meeting on November 17, 2018 for those interested.

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

Construction on the bridge over Hemlock Valley Brook on the Rose Farm property will begin within in the text two or three weeks. This will connect both sides of Rose Farm.

#### **9. ADJOURNMENT**

Mr. Dill motioned to adjourn the meeting at 8:24 pm Ms. Burton-Reeve seconded and it was unanimously passed to adjourn.

Respectfully Submitted,  
Devin Ganley  
Recording Secretary