

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

**REGULAR MEETING MINUTES  
December 19, 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, Bryan Goff, and Jennifer Burton-Reeve.

**COMMISSIONERS ABSENT:** Daniel Jahne

**OTHERS:** Mr. Ventres, Bob Casner, Roger Nemergut, Selectman Rob Smith, Todd Gelston and Ruth Ziobron.

**3. MINUTES**

**Motion by Ms. Burton-Reeve, seconded by Ms. Augustiny to accept the November 21, 2017 meeting minutes as amended. Motion passed unanimously.**

-page 2, last motion on page, strike "Mr. Jane" and replace with "Ms. Burton-Reeve".

**4. BILLS**

East Haddam News	\$68.25
East Haddam News	\$27.00

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

**5. FIELD INSPECTION REPORT**

Mr. Dill, Mr. Jahne, Ms. Burton-Reeve and Mr. Ventres attended the following field inspections on December 17, 2017.

1. Lumberyard Road, Public Works, Town of East Haddam, drainage.
2. 382 Town Street, Casner Construction Co. Inc., construct a parking lot.
3. 74 Smith Road (Wildwood)
  - a) Cottage #15, Anthony Berner, install holding tank.
  - b) Cottage #22, David & Stella Laurie, install holding tank.
  - c) Cottage #23, Cynthia Pryde, install holding tank.
  - d) Cottage #27, Mary Shutran, rebuild cottage & install holding tank.

## 6. WETLANDS PERMIT REVIEW

- A) Continued - #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 revised plans with the addition of a timber guide barrier in the parking area and a designated planting buffer area. A planting list will be provided.

Mr. Dill asked if the two ponds with the liners would be filled. Mr. Nemergut replied yes with bank gravel, topsoil and they will be seeded.

Mr. Dill asked how much of the area was already disturbed. Mr. Nemergut replied the wetland was a filled wetland, still mapped as a wetland by the soil scientist. Mr. Nemergut stated it was basically a lawn area going to the edge of the pond. Mr. Dill stated it had been maintained as a lawn up to the edge of the pond.

Responsive to a question by Mr. Dill, Mr. Nemergut replied the property was currently a private 3 bedroom residence which would change to a dry commercial use (not a restaurant, hair salon). Dry commercial use would be for dry retail or office space.

Mr. Dill asked if public activity would be isolated in the new parking lot. Mr. Nemergut replied yes. Mr. Casner reviewed the public access to the building on the site plans. Mr. Casner reviewed the planting area.

Ms. Burton-Reeve asked if the large tree near the employee parking lot would be removed. Mr. Nemergut replied yes for the required site lines.

Mr. Nemergut agreed to provide a planting plan to the Land Use Office. He stated Nancy Ballek would be hired for plantings and removal of the invasive bamboo.

**Motion by Ms. Burton-Reeve, second by Ms. Augustiny to approve 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. With the plans dated 12/19/17 with the stipulation that a planting plan would be submitted to the Land Use Office prior to construction and bamboo removed.**

**Favor: Dill, Augustiny, Burton-Reeve**

**Oppose: None:**

**Abstain: Goff**

**Motion passed.**

**B) New - #W17-31 – Town of East Haddam, Public Works, Lumberyard Road, drainage.**

**First Date: December 19, 2017**

**Last Date: February 21, 2018**

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.

**Motion by Ms. Burton-Reeve, second by Mr. Goff and unanimously passed to continue application #W17-31 – Town of East Haddam, Public Works, Lumberyard Road, drainage to the next scheduled meeting.**

**C) New - #W17-32 – 74 Smith Road (Wildwood Cottage #15), Bashan Lake, Anthony Bernier, install a holding tank in the upland review area. Assessor's Map 49, Lot 9.**

**First Date: December 19, 2017**

**Last Date: February 21, 2018**

Mr. Ventres stated final site plans by Nathan Jacobson were pending. There would be no change in the cottage configuration.

**Motion by Mr. Dill, second by Ms. Burton-Reeve and unanimously passed to continue application #W17-32 – 74 Smith Road (Wildwood Cottage #15), Bashan Lake, Anthony Bernier, install a holding tank in the upland review area. Assessor's Map 49, Lot 9 to the next scheduled meeting.**

**D) New - #W – 33 -74 Smith Road (Wildwood Cottage #22), Bashan Lake, David & Stella Laurie, install a holding tank in the upland review area. Assessor's Map 49, Lot 9.**

**First Date: December 19, 2017**

**Last Date: February 21, 2018**

Mr. Ventres stated final site plans by Nathan Jacobson were pending. There would be no change in the cottage configuration.

**Motion by Mr. Dill, second by Mr. Goff and unanimously passed to continue application #W – 33 -74 Smith Road (Wildwood Cottage #22), Bashan Lake, David & Stella Laurie, install a holding tank in the upland review area. Assessor's Map 49, Lot 9 to the next scheduled meeting.**

**E) New - #W17-34 – 74 Smith Road (Wildwood Cottage #23), Bashan Lake, Cynthia Pryde, install a holding tank in the upland review area. Assessor's Map 49, Lot 9.**

**First Date: December 19, 2017**

**Last Date: February 21, 2018**

Mr. Ventres stated final site plans by Nathan Jacobson were pending. There would be no change in the cottage configuration.

**Motion by Mr. Dill, second by Mr. Goff and unanimously passed to continue application #W17-34 – 74 Smith Road (Wildwood Cottage #23), Bashan Lake, Cynthia Pryde, install a holding tank in the upland review area. Assessor's Map 49, Lot 9 to the next scheduled meeting.**

**F) New- #W17-35 – 74 Smith Road (Wildwood Cottage #27), Bashan Lake, Mary Shutran, install a holding tank in the upland review area and replacement of a cottage. Assessor's Map 49, Lot 9.**

**First Date: December 19, 2017**

**Last Date: February 21, 2018**

The proposed one bedroom cottage would be the same distance from the lake as the current. The current cottage dimensions are 16' x 29'. The proposed cottage would be 18' x 32' and would include the addition of a bathroom. Mr. Ventres stated the State was requiring plan revisions to exclude the loft.

Mr. Dill asked for pictures of the Wildwood Cottages to monitor updated work.

**Motion by Mr. Dill, second by Mr. Goff and unanimously passed to continue application #W17-35 – 74 Smith Road (Wildwood Cottage #27), Bashan Lake, Mary Shutran, install a holding tank in the upland review area and replacement of a cottage. Assessor's Map 49, Lot 9 to the next scheduled meeting.**

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

Mr. Ventres reviewed a letter from Overlook Drive from a concerned citizen. The letter is filed at the Land Use Office.

Mr. Ventres reviewed the US Department of Agriculture's removal of oak trees infested with gypsy moth at the East Haddam Fish and Game. Fabric and gravel would be added on 400 feet of the existing roadway near the Eight Mile River so machinery does not affect the area. A site walk will be scheduled.

Officers will be elected at the next meeting.

Mr. Dill stated the new meeting schedule was for meetings to take place at the Town Grange. There was discussion about having meetings at the new Municipal Office Building. This item will be discussed at the next meeting.

**8. CONSERVATION COMMISSION INPUT**

Mr. Gelston reported a footbridge had been installed at the Rose Farm property.

**9. ADJOURNMENT**

**Motion by Ms. Augustiny, seconded by Ms. Burton-Reeve and unanimously passed to adjourn at 8:21p.m.**

Respectfully submitted,

E. Ruth Ziobron  
Recording Secretary