

**East Haddam Inlands Wetlands and Watercourse Commission  
Town of East Haddam**

**Regular Meeting Minutes  
March 19, 2019**

**1. CALL TO ORDER**

Mr. Dill called the meeting to order at 7:31 pm at the Municipal Office.

**2. ATTENDANCE**

**Present:** Chair, Randolph Dill, Vice Chair, Mary Augustiny, Daniel Jahne, Jennifer Burton-Reeve

**Absent:** Bryan Goff

**3. MINUTES**

**Motioned by Mr. Jahne, seconded by Ms. Burton-Reeve, and unanimously passed to accept the February 19, 2019 minutes as amended.**

Page 1, item 1, a note should be added to explain the meeting was not called to order until 7:50 in order to wait for a quorum.

Page 2, item 6, Mr. Brownell should be identified as representing the estate of Mr. Wilson H. Brownell.

Page 2, item 6, paragraph 4, correct "Jane" to "Jahne".

**4. BILLS**

No bills.

**5. FIELD INSPECTION REPORT**

**1. 44 Laurel Cove Road, Robert Biega, 2-lot subdivision.**

**Present:** Randolph Dill, Mary Augustiny, Jennifer Burton-Reeve, Daniele Jahne, Roger Nemergut, James Ventres

**2. 21 Mount Parnassus Road, Shagbark Lumber & Farm Supply**

**Present:** Randolph Dill, Mary Augustiny, Jennifer Burton-Reeve, Daniele Jahne, Roger Nemergut, James Ventres, Rob Smith (Conservation Commission member)

**3. Cold Springs Road, Michael Bennett (agent), James Hennessey (owner), 2-lot subdivision.**

**Present:** Randolph Dill, Mary Augustiny, Jennifer Burton-Reeve, Daniele Jahne, James Ventres, Rob Smith

## **6. SUBDIVISION REVIEW**

### **A. New - #W19-03 – 44 Laurel Cove Road, Robert Biega, subdivision review (2 lots). Assessor's Map 48, Lot 48.**

**First Date: March 19, 2019**

**Last Date: May 22, 2019**

Mr. Roger Nemergut presented the plans for the 2-acre parcel of property. Bashan Lake is to the east side of the property. The owner, Mr. Robert Biega, has a house located at the north end of the property. Mr. Biega intends to split the land into two parcels. The northern 1-acre will contain the existing home. He is proposing a 1-acre lot to the south end of the property.

The proposed home on the new lot would be over 100 feet from the lake. All proposed improvements would be out of the review area. The proposed structure calls for a walk out basement in order to minimize the grading needed on the downhill side of the property. The property slopes down towards the lake. Mr. Nemergut pointed out the upland review area on the map.

Since the plan presented only portrays a potential structure, Mr. Dill and Mr. Jahne asked to confirm whether or not the owner of the new property would still need to go through the site plan review with the Planning and Zoning Commission. Mr. Ventres confirmed this to be true.

**Motioned by Ms. Augustiny, seconded by Mr. Jahne, and unanimously passed to send a letter to the Planning and Zoning Commission stating the 2-lot subdivision of 44 Laurel Cove meets the requirements of the Inlands Wetlands and Watercourse Commission.**

### **B. New - #W19-07 – Cold Springs Road, Michael Bennett – Bennett & Smilas Associated, Inc. (agent), James Hennessey (owner), subdivision review (2 lots). Assessor's Map 10, Lot 45.**

**First Date: March 19, 2019**

**Last Date: May 22, 2019**

Michael Bennett presented plans and directed the commission to pages 2 of 4. The plans showed a 6.4-acre parcel of land. The owner, Mr. James Hennessey, intends to split the land into two lots. Approximately 3/4 of an acre of the property is wetlands. There is a stream running along the north side of the property and a small pond.

Mr. Hennessey is proposing to develop the first lot (5 Cold Springs Road), which currently has a barn that is in the process of being developed into a home. All of the improvements on the new proposed lot (3 Cold Springs Road) are outside of the upland review area. A stonewall divides the proposed area where the proposed house would be located from the wetlands area. Minimal grading would be needed due to the flat topography.

Mr. Dill asked about the certainty of the location for the proposed driveway. Mr. Bennett confirmed the exact location of the driveway would not be known until the land is purchased and the new owners state their intentions. The plans currently show the driveway coming off of Cold Springs Road, but the new homeowners could propose the driveway off of Town Street. It was confirmed the future owner would have to come back before the commission for approval if they intend to place the driveway on Silas Holmes Road.

**Motioned by Ms. Augustiny, seconded by Mr. Dill, and unanimously passed to send a letter to the Planning and Zoning Commission stating the 2-lot subdivision of Cold Springs Road meets the requirements of the Inlands Wetlands and Watercourse Commission.**

## **7. WETLANDS PERMIT REVIEW**

- A. Continued - #W19-02 – 21 Mount Parnassus Road, Shagbark Lumber & Farm Supply, relocation of the previously approved commercial building footprint and porch in the upland review area and relocation of driveway on the east side of the property in the upland review area. Assessor's Map 27, Lot 91.**

**First Date: February, 19 2019**

**Last Date: April 24, 2019**

Mr. Roger Nemergut, Mr. Fred Hunt (owner) and Ms. Julie Leonardo were present. Mr. Nemergut presented plans for the proposed building. The proposed building is east of the existing building. The applicant is back before the committee to ask to increase the size of the previously approved building. The proposed building would be enlarged to 100 feet long. The width of the building would decrease.

Mr. Nemergut explained Shagbark Lumber and Farm Supply needs to decrease the width of the building because it encroaches on storage and interferes with operations and vehicle movement.

In order to accommodate the increased length of the building, the existing driveway would need to be moved. The proposed driveway would go up to the edge of the existing utility poles.

Mr. Nemergut stated they are proposing about 100 feet of curbing along the east end of the proposed driveway to keep the vehicles away from the utility poles and wetlands. The proposed curb would be a sloping Cape Cod curb.

Ms. Augustiny asked if the proposed driveway would be gravel or paved. Mr. Nemergut stated they are proposing to pave the new portion of the driveway, especially the portion with the curbing. Mr. Nemergut demonstrated on the

plans, which portions would be paved. Mr. Hunt stated they would eventually like to repave the entire driveway in front of the buildings.

Mr. Dill asked why there is so much space between the proposed building and the existing building. Mr. Nemergut stated this is for several reasons. One reason is to accommodate the fire code, which says they need to be at least 10 feet apart. He also stated there is an electrical transformer between the building as well. The code says there must be a minimum of three feet from the transformer. In order to accommodate both of these codes there needs to be a minimum of 15 feet between the buildings.

Mr. Dill asked if there are any plans to mitigate the fact that the snow from the parking lot is plowed towards the culvert because once this debris enters the culvert it goes into the brook. Mr. Dill asked Mr. Nemergut to come back to the next meeting with a plan to protect this area and bring the plan back to the commission.

**Motioned by Mr. Dill, seconded by Ms. Burton-Reeve, and unanimously passed to continue application #W19-02 – 21 Mount Parnassus Road, Shagbark Lumber & Farm Supply, relocation of the previously approved commercial building footprint and porch in the upland review area and relocation of driveway on the east side of the property in the upland review area. Assessor's Map 27, Lot 91.**

- B. New - #W19-04 – 74 Smith Road – Cottage #32, John Hennessy, construct an addition, install a holding tank, and build a retaining wall in the upland review area. Assessor's Map 49, Lot 9.**

**First Date: March, 19 2019**

**Last Date: May 22, 2019**

Mr. Ventres presented plans for this property for the commission to review.

**Motioned by Mr. Dill, seconded by Mr. Jahne, and unanimously passed to continue the application #W19-04 – 74 Smith Road – Cottage #32, John Hennessy, construct an addition, install a holding tank, and build a retaining wall in the upland review area. Assessor's Map 49, Lot 9.**

- C. New - #W19-05 – 74 Smith Road – Cottage #12, Joseph & Donna Kelly, rebuild of existing cottage and installation of two (2) holding tanks in the upland review area. Assessor's Map 49, Lot 9.**

**First Date: March 19, 2019**

**Last Date: May 22, 2019**

Mr. Ventres presented plans for this property. Ms. Burton-Reeve asked if the commission has previously visited this property. Mr. Ventres confirmed they have visited this property. Ms. Augustiny asked if the property owners are rebuilding on an existing structure. Mr. Ventres stated they are rebuilding on an existing footing.

**Motioned by Mr. Jahne, seconded by Ms. Burton-Reeve, and unanimously passed to continue application #W19-05 – 74 Smith Road – Cottage #12, Joseph & Donna Kelly, rebuild of existing cottage and installation of two (2) holding tanks in the upland review area. Assessor's Map 49, Lot 9.**

- D. New - #W19-06 0 74 Smith Road – Cottage #21, Gary Trombley, rebuild of existing cottage and installation of holding tank in the upland review area. Assessor's Map 49, Lot**  
**Fist Date: March 19, 2019** **Last Date: May 22, 2019**

Mr. Ventres presented plans for this property. Mr. Ventres stated the commission previously visited this property. Mr. Dill asked if the holding tanks are to be in the front of the property, towards the lake. Mr. Ventres confirmed they are to be in the front of the property. Mr. Dill asked how far the structure would be from the lake. Mr. Ventres stated the home would be 80 feet from the lake. The holding tanks would be 60 feet from the lake.

Mr. Dill asked how the alarm system on the holding tanks would function. Mr. Ventres stated there is a three-tier system. There is regularly scheduled pumping. There is an audible alarm. When the alarm sounds, the owner will hit the suppression button. There is also a back-up fee system in place. If the property owner does not pay for the tanks to be pumped, Wild Wood will pay and then place a lean on the property. Wild Wood also has a bank account with the Town of East Haddam with enough money to cover operating costs for about 1 year.

Ms. Augustiny asked how the hauler would get to the tanks to empty them since these tanks would be in the front of the home. Mr. Ventres stated there is enough space for a vehicle to reach the front of the home.

**Motioned by Mr. Dill, seconded by Mr. Jahne, and unanimously passed to continue the application for #W19-06 0 74 Smith Road – Cottage #21, Gary Trombley, rebuild of existing cottage and installation of holding tank in the upland review area. Assessor's Map 49, Lot**

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

Mr. Ventres presented a report from Eversource to the commission.

Mr. Ventres also stated he and Ms. Liz Davidson from the Chatham Health District are planning a seminar for property owners to be held on May 29, 2019. This would be open to the public.

The Commission also discussed a new time for field walks. Now that it is Daylight Savings, the field walks will be moved to Monday at 5:45 pm.

**9. CONSERVATION COMMISSION INPUT**

No one was present.

**10. ADJOURNMENT**

Motioned by Ms. Augustiny, seconded by Mr. Jahne, and unanimously passed to adjourn the meeting at 8:30 pm.