

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

**Regular Meeting Minutes
April 16, 2019**

1. CALL TO ORDER

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

2. ATTENDANCE

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

Absent: Bryan Goff

3. MINUTES

Motioned by Ms. Burton-Reeve, seconded by Mr. Jahne, and unanimously passed to approve the minutes as amended.

Page 1, item 5, correct Daniele to Daniel.

Page 3, item B, Ms. Burton-Reeve, not Mr. Dill, seconded the motioned.

Page 5, item C, Mr. Dill, not Mr. Jahne, made the motion.

4. BILLS

No bills.

5. FIELD INSPECTION REPORT

No field inspection this month.

6. 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. Nemeget presented an updated plan based on the comments from the last meeting regarding snow removal. The new plans show 80 feet of crushed stone berm. This would be pervious enough to let the snow melt through but would trap larger particles. This would prevent the debris from entering the culvert.

Mr. Jahne asked about the discharge pipe, which is sticking up. Mr. Nemergut believes grading should be placed over it to prevent plows from hitting it.

Motioned by Ms. Augustiny, seconded by Ms. Burton-Reeve, and unanimously passed to approve 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 per the plans submitted April 12, 2019 which include the implementation of a Cape Cod curb along the side of the wetlands as well as a stone filtration barrier between the drive and the wetlands.

- B. Continued – 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

Katie Hennessy was present, representing her parents. Ms. Hennessy stated the proposed addition would include a bathroom and loft. A 1,000-gallon plastic holding tank would also be installed.

Mr. Ventres stated the plan is to build backwards, from the existing structure, which is in good shape. Ms. Augustiny asked about the retaining wall. Ms. Hennessy stated the retaining wall is about 16 feet long and would be 70 feet away from the lake.

Mr. Jahne asked if the excess soil would be removed from the property. Mr. Ventres stated, as per, item 11 on the plan, the soil would be removed.

Motioned by Ms. Burton-Reeve, seconded by Mr. Jahne, and unanimously passed to approve application 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, as per the plans dated February 27, 2019.

- C. Continued - #19-05 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’ Map 49, Lot 9.**

First Date: March 19, 2019

Last Date: May 22, 2019

Donna and Joseph Kelly presented plans for the proposed rebuild of an existing cottage. Mr. Kelly stated the existing cottage has already been taken down. Site #12 is now a vacant lot. Mr. Kelly stated the proposed cottage would have the same foot print as the previous cottage, which would be approximately 24’x24’.

The previous structure was a 3-bedroom cottage. The new cottage would also have 3 bedrooms. They would also install 2 1,500-gallon holding tanks.

Mr. Dill asked about the silt fence because he did not see one indicated on the plan. Mr. Ventres showed Mr. Dill a revised plan, which did show the silt fence.

Ms. Augustiny asked if the dock, on the plan, is an existing dock. Mr. Ventres and Mr. Kelly confirmed there is an existing dock on the property.

Motioned by Mr. Jahne, seconded by Ms. Burton-Reeve, and unanimously passed to approve application #19-05 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’ Map 49, Lot 9, as per the plans dated February 28, 2019.

D. Continued - #19-08 – 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 9.

First Date: March 19, 2019

Last Date: May 22, 2019

Mr. Gary Trombley stated his intentions to build a cottage. Mr. Ventres stated this existing cottage was previously a bait shop with 2 bedrooms. The previous cottage was about 384 square feet. The proposed cottage would be located on the same area of the property. It would be larger, but it would not be any closer to the lake. He also stated the holding tank would be located in the front.

Mr. Jahne asked if the proposed grading is to accommodate a truck and allow access to the pump. Mr. Ventres confirmed this. Mr. Dill asked about an existing dock. Mr. Ventres stated there is a removable dock.

Mr. Jahne asked if the proposed basement would be a walkout basement. Mr. Trombley stated it would be a walkout basement, with access under the deck.

Ms. Augustiny asked what kind of material would be on the ground, in front of the entrance to the walkout basement. Ms. Burton-Reeve suggested the use of pavers or crushed stone.

Mr. Dill asked about the removal of the excess soil. Mr. Trombley stated some of it may be used to level the property and the remainder would be removed. Mr. Dill stated that is okay as long as it is not deposited towards the lake.

Motioned by Ms. Burton-Reeve, seconded by Mr. Jahne, and unanimously passed to approve application #19-08 – 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 9 as per plans dated March 28, 2019, provided the area under the deck is some type of pervious material.

- E. New - #W19-08 – 120 Salem Road – John R. Schroeder, AIA LLC (agent), Richard Falvey Jr. (owner), removal of existing greenhouse and construction of deck and addition in the upland review area. Assessor’s Map 62, Lot 42.**

First Date: April 16, 2019

Last Date: June 19, 2019

Mr. Ventres stated the architect has provided a full site plan. It was discussed the existing greenhouse was approved by the Commission back in 1999.

Motioned by Ms. Augustiny, seconded by Mr. Jahne, and unanimously passed to continue the application #W19-08 – 120 Salem Road – John R. Schroeder, AIA LLC (agent), Richard Falvey Jr. (owner), removal of existing greenhouse and construction of deck and addition in the upland review area, Assessor’s Map 62, Lot 42 and schedule a filed walk.

- F. New - #W19-09 – Johnsonville Road – Iglesia Ni Cristo – Church of Christ (owner), Roger Nemergut (agent), installation of a new septic system for proposed interior renovations in the upland review area. Assessor’s Map 55, lot 182.**

First Date: April 16, 2019

Last Date: June 19, 2019

Mr. Nemergut presented the plans. There is an existing 5-bedroom, single-family residence on the property. The owners would like to convert this residence into a seminary. There would be no change to the footprint of the building. The 5-bedroom home would be converted into a 10-bedroom seminary, with room for two teachers, their families, and students. Mr. Nemergut stated a larger septic system is needed to handle the increased number of bedrooms.

Mr. Dill asked about the soils. Mr. Nemergut stated the soil is sand and gravel with some areas of fill.

Ms. Augustiny asked where the current septic system is located. Mr. Nemergut stated there are two. He pointed to one by the crawl space and stated the other one is not on record, but he pointed to the general area on the plan.

Mr. Dill asked if the proposed septic system could possibly be moved towards the back of the property. Mr. Nemergut explained the current properties are divided into lots, even though they all have the same owner, but it is a possibility.

Motioned by Mr. Dill, seconded by Ms. Burton-Reeve, and unanimously passed to continue application #W19-09 – Johnsonville Road – Iglesia Ni Cristo – Church of Christ (owner), Roger Nemergut (agent), installation of a new septic system for proposed interior renovations in the upland review area, assessor’s Map 55, lot 182 and schedule a field walk.

- G. New - #W19-10 – 10 Robbie Road – Edward Sikorski (owner), Town of East Haddam (applicant), stabilize stream bank and direct flow of the existing culverts. Assessor’s Map 56, Lot 081.**

First Date: April 16, 2019

Last Date: June 19, 2019

Mr. Ventres stated Robbie Road is off of Joe Williams Road. Mr. Ventres stated a culvert blew out and stream went through the high school property and the Sikorski property, in September. The stream has now taken a new course. The plan is to stabilize the stream.

Ms. Augustiny asked if the stream runs all the way through the property. Mr. Ventres stated it does.

Motioned by Mr. Dill, seconded by Mr. Jahne, and unanimously passed to continue application #W19-10 – 10 Robbie Road – Edward Sikorski (owner), Town of East Haddam (applicant), stabilize stream bank and direct flow of the existing culverts, assessor’s Map 56, Lot 081 and schedule a field walk.

- H. New - #19-11 – 17 Banner Road – David Merrick (owner), construct a barn in the upland review area. Assessor’s map 73, Lot 36.**

First Date: April 16, 2019

Last Date: June 19, 2019

Mr. Ventres stated the owner plans to build the barn on existing concrete slabs that were once used for chicken coops. Mr. Ventres is going to clarify information with the owner before the committee reviews this application next month. If the current property line is not far enough away from the existing concrete slabs the application might be withdrawn.

Motioned by Mr. Dill, seconded by Mr. Jahne, and unanimously passed to continue application #19-11 – 17 Banner Road – David Merrick (owner), construct a barn in the upland review area, assessor’s map 73, Lot 36 and schedule a field walk.

- I. New - #19-12 – Commerce Drive – Scully Land Development, LLC, construct a septic system in the upland review area. Assessor’s Map 27, Lot 66.**

First Date: April 16, 2019

Last Date: June 19, 2019

Mr. Ventres explained Commerce Drive is off of Rout 82.

Ms. Augustiny asked if there is an existing building on the property. Mr. Ventres stated it is just a cleared lot.

Mr. Dill asked the intended purpose of the building. Mr. Ventres stated the owner would use it as an office, to store his landscaping equipment, and to store and sell landscaping materials, such as woodchips.

Motioned by Mr. Dill, seconded by Ms. Burton-Reeve, and unanimously passed to continue application #19-12 – Commerce Drive – Scully Land Development, LLC, construct a septic system in the upland review area, assessor’s Map 27, Lot 66 and schedule a field walk.

7. IWWC ENFORCMENT OFFICER’S REPORT

Tom Metcalf, P.E. just submitted application for a subdivision. The subdivision is to create new lots, which contain existing structures: a single family home and a barn with an apartment and rear facilities. Mr. Ventres presented a map, showing the existing buildings.

Mr. Ventres stated they are creating the subdivision for estate planning purposes. Mr. Dill suggested this be included in the field walk schedule if there is time.

8. CONSERVATION COMMISSION INPUT

No one was present from the Commission.

9. ADJOURNMENT

Motioned by Ms. Burton-Reeve, seconded by Mr. Jahne, and unanimously passed to adjourn the meeting at 8:29pm.

Respectfully Submitted,
Devin Ganley
Recording Secretary