

**East Haddam Inland Wetlands and Watercourse Commission  
Land Use Office  
Municipal Office Complex  
1 Plains Road**

**Regular Meeting Minutes  
May 21, 2019**

1. **CALL TO ORDER:** Mr. Dill called the meeting to order at 7:30 p.m.
2. **ATTENDANCE:** Randolph Dill, Chairman, Mary Augustiny, Vice Chairwoman, Daniel Jahne, Jennifer Burton-Reeve, James Ventres, Land Use Administrator

**ABSENT:** Bryan Goff, Secretary

3. **MINUTES:** The April 16, 2019 minutes were accepted as amended:

Page 5 G. Add - The stream has now taken a new course...it is closer to the driveway down toward Robbie Road.

Page 5 H. New - #19-11, 17 Banner Road - David Merrick (owner) has withdrawn this application. (Please note this withdrawal on the next meeting agenda).

**A motion was made by Ms. Augustiny to accept the minutes as amended. The motion was seconded by Ms. Burton-Reeve and passed by unanimous vote.**

4. **BILLS:** None

5. **FIELD INSPECTION REPORT:** Members of the commission visited the four sites listed below for Wetlands permit review.

**A. Continued - #W 19-08- 120 Salem Road, John R. Schroeder, AIA LLC (agent), Richard Falvey Jr. (owner), removal of existing greenhouse and construction of a deck and addition in the upland review area. Assessor's Map 62, Lot 42.**

Mr. Schroeder referenced the March 31, 2019 site plan and proceeded to explain the proposed renovations. Ms. Augustiny asked about silt fencing and bales of hay for erosion control. Mr. Dill asked about gutter down spouts draining to a flat area of the property. Discussion ensued with Mr. Falvey and Mr. Schroeder in regards to drainage conditions. Revisions will be made to the site plan.

**A motion was made by Ms. Augustiny to approve application #W 19-08- 120 Salem Road with the condition that a soil erosion plan will be incorporated on the site plan before applying for a zoning permit. The motion was seconded by Ms. Burton-Reeve and passed by unanimous vote.**

**B. Continued - #W19-09 - 40 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.**

Mr. Nemergut referenced the revised April 19, 2019 site plan and proceeded to describe the location of the house on the site plan. He explained the intention is to convert the existing five bedroom residence to a ten bedroom religious seminary. The remodeled residence will accommodate two teachers and their families and ten year round students. The existing exterior house foot print will not increase. The existing septic systems will be abandoned. Mr. Nemergut described the new septic system location in relation to the Moodus River and a stream on site. He recommends a SoilAir system manufactured by Geomatrix LLC to be added to the proposed conventional septic system to meet the nitrogen concentration regulations for this application. The SoilAir system “intermittently aerates the drain/leach field and surrounding soils rather than constantly aerating the waste water in the tank”. Discussion ensued in regards to daily water usage according to DEP regulations and if the SoilAir system is necessary. Mr. Nemergut and Mr. Ventres explained in detail the various conditions that contribute to the amount of nitrates verses daily water usage. Commission members agree with the proposed septic system with a SoilAir system and to install a water meter at the residence.

**A motion was made by Ms. Augustiny to approve application #W19-09 - 40 Johnsonville Road with the conditions that Geomatrix LLC will submit a yearly contract for a SoilAir system and to install a water meter at the residence. The motion was seconded by Mr. Dill and passed by unanimous vote.**

**C. Continued - #W19-10 - 10 Robbie Road - Edward Sikorski (owner), Town of East Haddam (applicant). Stabilize stream bank and direct flow to the existing culverts. Assessor's Map 56, Lot 081.**

Mr. Ventres distributed a aerial map of 10 Robbie Road depicting the site of the intermittent stream that caused soil and tree erosion on site. Mr. Ventres explained that the stream has to be redirected to drain into nearby culverts. He indicated that the Public Works department will conduct the repair work when the stream bed is dry. Discussion ensued in regards to the impact of storm water to this property. Mr. Dill stated that this is a major project and that he would like an engineered plan from the East Haddam public works director.

**Mr. Dill made a motion to request an engineered site plan for erosion control at 10 Robbie Road from the East Haddam Public Works Director. The motion was seconded by Mr. Jahne and passed by unanimous vote.**

**D. Continued - #W19-12 - Commerce Drive - Scully Land Development, LLC, to Construct a septic system in the upland review area. Assessor's Map 27, Lot 66.**

Mr. Richard F. Mihok, P.E. referenced Improvement Location Survey Plot Plan prepared for Scully Land Development, LLC, April 5, 2019. He proceeded to explain their intentions to build a commercial building for the Landscaping business and to install an impervious stone driveway around the new building for customer and equipment parking. Mr. Mihok described where the septic system

will be installed on Lot 6. Discussion ensued in regard to the adjacent Lot 7 that Mr. Scully owns and is presently clearing. Mr. Dill questioned where the tree stumps will be disposed. Mr. Scully stated that the tree stumps will be disposed of off site. Ms. Augustiny asked for clarification of the stone driveway that exists between Lot 6 and Lot 7. Mr. Mihok and Mr. Ventres clarified her question. The commission and Mr. Ventres are requesting Mr. Scully to heavily spread wood chips for erosion control on Lot 7 before moving forward with construction on Lot 6.

**A motion was made by Ms. Augustiny to approve application #W19-12 - Lot 6 Commerce Drive with the conditions that erosion control for Lots 6 & 7 will be inspected by Mr. Ventres, Land Use Administrator and that all stumps and debris are removed off site prior to the septic installation. The motion was seconded by Ms. Burton-Reeve and passed by unanimous vote.**

## **7. SUBDIVISION REVIEW:**

### **A. #19-04 - 29 Daniels Road, Winthrop & Carolyn Guptill Trustee, Re-subdivision of 2 Lots, Assessor's Map 37, Lot 72.**

Mr. Ventres stated that the owners are not proposing any changes to the property. The separation of the two lots is to separate the house from the Barn entity for the purpose of filing the deed for estate planning.

**Mr. Dill made a motion to send a letter to Planning and Zoning Commission stating that the subdivision meets Inland Wetlands Watercourse regulations. The motion was seconded by Mr. Jahne and passed by unanimous vote.**

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

Mr. Ventres informed the commission of an issue he is trying to resolve in regard to flooding at Launching Area Road, Upper Moodus Reservoir public boat launch and Lakeside Dan's Bait Shop. This property, south of the boat launch, is part of an association that was never legally formed. Mr. Ventres proceeded to explain that he spoke with Mr. Omera of Lakeside Dan's in regard to flooding of his property and to offer assistance in replacing drain pipe that is Mr. Omera's responsibility to maintain. Mr. Omera contacted the Connecticut Department of Environmental Protection and officials of the adjacent Moodus Lakeshore Association claiming that the flooding to his property and the boat launch parking lot is caused by rain water drainage from the 30 acre Moodus Lakeshore Association. Mr. Ventres held a meeting with Mr. Omera and Moodus Lakeshore Association Officers to clarify responsibility for installation and maintenance of the drain pipe on the Launching Area road and Bait shop property. Mr. Omera responded by sending a letter to Mr. Ventres informing him that he contacted the DEP, citing a lawsuit against the town of East Haddam to resolve the flooding issue to his property.

Discussion ensued with commission members in regard to property owners to the north and south of the public boat launch area and the maintenance of their lakeside roads. Mr. Ventres performed title and deed research for this area and determined that the lakeside properties north and south of the public

boat launch are privately owned. Mr. Dill confirmed that the flooding issue is between the Connecticut Department of Environmental Protection and property owners adjacent to the public boat launch.

**9. CONSERVATION COMMISSION** - No one was present to report at this meeting.

**A motion was made by Ms. Burton-Reeve to adjourn at 8:55 p.m. The motion was seconded by Mr. Jahne and passed by unanimous vote.**

Respectfully submitted,

Toni Marie Dumaine  
Recording Secretary

JV/tmd