

**INLAND WETLANDS AND WATERCOURSES COMMISSION  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES  
March 15, 2011**

(Not yet approved by the Commission)

**1. CALL TO ORDER:** Chairman Randolph Dill called the meeting to order at 7:30 p.m. at the Town Grange.

**2. ATTENDANCE:**

**COMMISSIONERS PRESENT:** Mary Augustiny, David Cassenti, Randolph Dill, Daniel Jahne, Susan Odell

**COMMISSIONERS ABSENT:** Bryan Goff

**OTHERS PRESENT:** James Ventres, Todd Gelston (representing Conservation Commission)

Mr. Dill appointed Mr. Cassenti to vote in place of Mr. Goff this evening.

**3. MINUTES:**

**Motion by Mr. Cassenti, seconded by Mr. Jahne to approve the minutes of the February 15, 2011 meeting with the following amendment:**

- Page 3, motion: Change "Mr. Cassenti" to "Mr. Jahne"

**Motion carried by unanimous vote.**

**4. BILLS**

<u>Vendor</u>	<u>Invoice</u>	<u>Amount</u>
Branse, Willis, and Knapp		
(civil rights suit)	1259.07019	43.50
(general legal)	1259.86285	29.00
Hartford Courant		
(legal notices for regulations)	2304	250.66

**Motion by Ms. Augustiny, seconded by Mr. Jahne, and carried by unanimous vote to approve the bills as presented.**

## 5. CONSERVATION COMMISSION INPUT

Mr. Todd Gelston spoke as a representative of the Conservation Commission. He believed it was critically important that the two commissions work together. He looked forward to attending the monthly meetings. If he is not able to attend a meeting, there will be a backup, Ms. Claire Alder.

Mr. Gelston commented on the Long Island Sound's Future Fund Grant Overview, which was distributed in the mailed packets. He reviewed the document, noting that it was important for the commission to keep in mind whether or not these stormwater features can be done, maintained, etc.

## 7. WETLANDS SUBDIVISION AND PERMIT REVIEW

**A) Application 01-11, Joseph Yandacka, 170 North Moodus Road, Subdivision and wetlands permit review for a proposed 2-lot subdivision with activity in the upland review area. Assessor's Map 81, Lot 63.**

**First date: February 15, 2011**

**Last date: April 20, 2011**

Attorney Scott Jezek addressed the Commission on behalf of the applicant. He believed after yesterday's field walk, there were some adjustments to be made. Mr. Dill noted that he, Ms. Augustiny, Mr. Goff, Ms. Odell, Mr. Jahne, and Mr. Ventres attended this site walk yesterday.

Mr. Ventres stated during yesterday's field walk, discussion surrounded a wetland area/possible vernal pool area, and those present believed it should be re-flagged. He stated there is a wetland flag area that peaks, and there were some flags that appeared to have been knocked down. He believed that Mr. Nemergut should look into this.

In addition, there was a concern about flow onto the neighbor's property. The neighbor had expressed concern about additional water. Attorney Jezek took the plan so he could meet with Mr. Nemergut, the engineer.

Responsive to inquiry from Attorney Jezek, Mr. Ventres believed they could proceed with the planning & zoning process.

**Motion by Ms. Augustiny to continue Application 01-11, Joseph Yandacka, 170 North Moodus Road, Subdivision and wetlands permit review for a proposed 2-lot subdivision with activity in the upland review area. Assessor's Map 81, Lot 63. Seconded by Mr. Jahne and carried by unanimous vote.**

## 9. WETLANDS PERMIT REVIEW

**A) New: Janet Kelly, 61 Main Street, removal of existing house, expansion of existing foundation to construct a new home with a one-car garage, with a room above, addition of a patio, deck, and sidewalks. Activity in the upland review area. Assessor's Map 26, Lot 9.**

**First date: March 15, 2011**

**Last date: May 18, 2011**

It was noted that Mr. Dill, Ms. Augustiny, Mr. Goff, Ms. Odell, and Mr. Ventres attended this site walk.

Mr. Robert Smith addressed the Commission as the applicant's agent. Mr. Smith reviewed the proposal. Because the existing porch area would not carry the load of a second floor, they proposed a foundation area. He reviewed the proposal for the new area, as well as a one-car garage. Responsive to inquiry by Mr. Ventres, Mr. Smith stated they would have a 42-inch depth where possible, but there may be a full foundation in part of the basement.

Mr. Dill noted this was the first meeting on this application. He asked that an erosion control plan be available at the next meeting. Ms. Augustiny asked about erosion control measures. Mr. Ventres believed silt fence or staked hay bales should be used.

Mr. Jahne inquired about stockpile areas. Ms. Augustiny stated she would prefer the stockpile area be located behind the garage. Mr. Smith stated he is working with Mr. Jim Carlson. Mr. Ventres stated they would have to coordinate with the neighbor due to the drainage.

Mr. Dill asked if there was an engineer for this project. Mr. Smith stated the surveyor was Richard Gates, but there was no engineer. Mr. Dill stated a fair bit of roof surface would be added to the runoff, and if there was an engineer, he would question how that would be accommodated. Mr. Dill stated the applicant would have to figure out how to deal with the added runoff. Mr. Ventres stated Mr. Smith would have to calculate how much extra runoff the additional roof would create. Mr. Dill stated they would have to show where the lines would go, and how it would be outletted. Mr. Smith stated there would be 12-inches of patio paver.

Mr. Dill stated they would be adding impervious surface. When they begin adding pavement and patio areas, it would increase the amount of runoff, which would go over the bank. Therefore, they needed to figure out how they would control the runoff. Mr. Smith asked if they could put a pipe directly to the river. Mr. Dill stated he was surprised there was not an engineer on this project. In addition, he suggested the homeowner should consult with an engineer.

Mr. Dill asked to see the actual application. He stated the commission may want to send this application to Mr. Curtis for review. Ms. Augustiny stated since a lot of this activity is within the regulated area, and since a lot of the area has been cut, there would have to be plantings, etc. She stated she would like to see low native plantings with root systems along the bank. The cutting that has been done must stop. Ms. Augustiny stated how that issue would be dealt with needs to be on the plan.

Responsive to inquiry by Mr. Smith, Ms. Augustiny stated the hay bales/silt fence would be during construction, but the plantings would be after the construction was done.

Mr. Dill stated that when Mr. Smith consults with someone about the footing drains, they need to see how everything will tie in together. Ms. Odell asked if the system being designed would have to handle the existing, as well as any additional runoff. Ms. Augustiny believed they would have to be redesigned. Mr. Dill responded that the drainage would have to handle both existing and additional. Mr. Smith stated there was a large amount of ledge in this area, and he believed there was probably some ledge on this property.

Ms. Augustiny asked if the existing house has a basement, to which Mr. Smith stated there was a walkout basement. He stated the foundation was in good shape without cracks, etc.

Mr. Gelston asked if the applicant would have to blast to install the foundation, to which Mr. Smith stated they would not. He stated if there was ledge, they would put the foundation on top of the ledge. Mr. Gelston believed snow melt would travel down the bank, and he stated that as a Conservation Commission member, they needed to make sure that clean water enters the waterways. He asked about level spreaders, etc. Mr. Dill believed this was a gray area, where an engineer should review the plans for runoff, etc.

**Motion by Mr. Jahne to continue the application for Janet Kelly, 61 Main Street, removal of existing house, expansion of existing foundation to construct a new home with a one-car garage, with a room above, addition of a patio, deck, and sidewalks until the next regularly scheduled meeting. Motion seconded by Mr. Cassenti, and carried by unanimous vote.**

## **7. PUBLIC HEARING**

### **A) Continued: Proposed amendments to the East Haddam Inland Wetlands and Watercourses regulations.**

Mr. Dill stated the public hearing was left open from the last meeting just in case there were any outstanding issues.

Mr. Gelston stated he and other members of the Conservation Commission reviewed the regulations, and had no issues with them.

Mr. Ventres stated Mr. Nathan Frohling and Pat Young from the Eightmile River Committee, were happy that the Commission had these regulations.

**Motion by Ms. Augustiny to close the public hearing for Proposed amendments to the East Haddam Inland Wetlands and Watercourses regulations. Seconded by Mr. Jahne, and carried by unanimous vote.**

**Motion by Mr. Dill to approve the Proposed amendments to the East Haddam Inland Wetlands and Watercourses regulations, as amended, subject to further review for typographical errors, or other non-substantive changes that need to be made, with an effective date of April 20, 2011. Seconded by Ms. Augustiny, carried by unanimous vote.**

## **9. WETLANDS PERMIT REVIEW**

### **B) East Haddam Fire Department, Mott Lane/Moodus Reservoir, installation of standpipe in the wetlands.**

Mr. Ventres stated the fire department would like to add a standard standpipe on the Moodus Reservoir side of Mott Lane. The reservoir should be refilled sometime in May, so they can review this in April. Mr. Dill asked if the Town would do the work. Mr. Ventres believed they may contract this work. However, they will have a plan, etc.

**Motion by Mr. Dill, seconded by Ms. Augustiny, and carried by unanimous vote to continue this until the next regularly scheduled meeting.**

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

Mr. Dill asked if anyone had contacted Mr. Ventres regarding erosion issues around town. Mr. Ventres stated that Ms. Quinn had contacted him about erosion at the Town beach. Mr. Dill asked Mr. Ventres to see if there is a list that Public Works can provide to the Commission, just so they have an idea of where work would be done. Mr. Ventres believed they would be working to try to repair roads that were damaged during this winter's storms.

Mr. Ventres stated during last night's field inspection, they noticed that a neighbor had an excavator on site at 178 North Moodus Road. There has been a trench dug from the pond to the edge of the property. Mr. Ventres indicated the house at this site was built at ground grade. After the septic system failed, Mr. Rudy Dill came in and dug a trench to alleviate the pressure on the septic system, and to lower the water table in the pond to try to keep the septic system from backing up again.

Ms. Augustiny asked which way the pond drains. Mr. Ventres showed the flow direction on the plan. Mr. Dill asked the purpose of the digging, to which Mr. Ventres stated it was to replace the pipe. After the pipe is replaced, it will be backfilled and seeded. Mr. Dill stated if septic was backing up into the house, he was concerned about the septic getting into the stream.

Mr. Ventres stated the pond was man made, and could be a vernal pool, as there is standing water. Mr. Dill stated that someone needed to be reviewing this project. Mr. Ventres stated the homeowner is working with the Chatham Health District. Ms. Augustiny believed the homeowner needed to come in with an application. Mr. Ventres stated it was an existing pipe, and this was a health issue. Mr. Dill agreed with Mr. Ventres that it was a health issue first, but it is also a wetlands issue. He stated the Commission needed to be kept informed of what was happening with this site.

Mr. Dill asked if this was part of the Yandacka subdivision. Mr. Ventres stated this was actually the first lot split, but it was not built by Mr. Yandacka. Mr. Ventres stated the current owner has owned this house for four years. Mr. Ventres told the homeowner that the work, except for the pond, should be done by Wednesday morning. Mr. Dill stated that he wanted to be kept informed of the pond issue. He stated he would want to be informed, since this was important for public health.

Ms. Augustiny stated that Shepardsfield on Bogel Road needed to do something about their erosion. She believed they need to move the garden area, plant some blueberry bushes or something for stabilization.

Mr. Dill stated that everyone should have gotten the special meeting notice on March 29. Attorney Mark Branse gives this seminar, and it typically covers public hearings, etc. Anyone interested in this seminar, or the UCONN seminar should contact Ms. Lombardo.

### **A) Membership**

Nothing to discuss.

## **10. ADJOURNMENT**

**Motion by Mr. Jahne, seconded by Mr. Cassenti to adjourn at 8:42 p.m., and carried by unanimous vote.**

Respectfully submitted,

Holly Pattavina