

INLAND WETLANDS AND WATERCOURSES COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
September 20, 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, Randolph Dill, Bryan Goff, Daniel Jahne, Jennifer Burton-Reeve, Susan Odell

COMMISSIONERS ABSENT: David Cassenti

OTHERS PRESENT: James Ventres, and approximately 5 townspeople were present.

Mr. Dill appointed Ms. Burton-Reeve to vote in Mr. Cassenti's spot.

3. MINUTES:

The Commission reviewed the meeting minutes from August 16, 2011.

A motion was made by Mr. Goff to accept the minutes as presented. Seconded by Mr. Jahne and carried by unanimous vote.

4. BILLS

	<u>Invoice</u>	<u>Amount</u>
Hartford Courant	2272	\$110.28

A motion was made by Mr. Goff to pay the bills as presented. Seconded by Mr. Jahne and carried by unanimous vote.

5. CONSERVATION COMMISSION INPUT

Mr. Gelston informed the Commission that the Trail Guide is being distributed to various locations throughout the Town.

He also stated that the logging bid pertaining to Nichols Field is proceeding,

7. WETLANDS PERMIT REVIEW

A. Continued: Raymond Lefoll, 201 East Shore Drive, wetlands permit application to construct a retaining wall and buffering along the shoreline. Assessor's Map 80, Lot 401.

First date: August 16, 2011

Last date: October 19, 2011

Mr. Edward Noble and Mrs. Tammy Noble (co owners of the property with the Lefolls) presented their plans for a retaining wall and buffers to the Commission. They stated that they wanted the wall to prevent erosion of the soil along the shore. The stone that they are proposing to use is natural granite. It will be stacked. The stone will be of random sizes. No mortar will be used; there will be gravel and a filler fabric behind the wall.

Mr. Noble stated that he would use natural rubble stone around the point. The site plan was modified accordingly. It was noted that Mrs. Augustiny, Ms. Burton-Reeve, Mrs. Odell, and Mr. Ventres attended the last field walk.

A motion was made by Mrs. Augustiny to approve the plans as modified on September 20, 2011 with the conditions that natural stone be used, filter fabric be installed behind the stone and photos be submitted to the Land Use Office upon completion of the project. Seconded by Mr. Goff and carried by unanimous vote.

B. Continued: George Willauer, Baker Lane, placement of stumps. Assessor's Map 15, Lot 19.

First date: July 19, 2011

Last date: September 21, 2011

Mrs. Augustiny, Ms. Odell, Ms. Burton-Reeve, and Mr. Ventres attended the field walk. Mrs. Augustiny reported that it has been determined that Mr. Willauer could store the stumps outside of the wetlands and upland review area and he could avoid going through the wetlands to reach this area. No action was needed from the Commission.

C. New: Crary H. Brownell, 27 Hungerford Road, request for Declaratory Ruling – excavating existing farm pond for agricultural uses. Assessor's Map 11, Lot 29.

Mrs. Augustiny, Ms. Odell, Ms. Burton-Reeve, and Mr. Ventres attended the field walk. Mr. Ventres noted that Mr. Brownell was seeking a declaratory ruling for excavating an existing farm pond.

A plan prepared by Jim Curtin was presented. The excavation was for the existing pond outline only.

The Commission agreed that the activity fell under the category of "permitted or non-regulated activity".

A motion was made by Mr. Goff stating that the activity was considered a non-regulated activity and Mr. Brownell could proceed with the excavation. Seconded by Ms. Burton-Reeve and carried by unanimous vote.

A motion was made by Mrs. Augustiny to move to item 8A. Seconded by Mr. Jahne and carried by unanimous vote.

8. SUBDIVISION REVIEW

A. Continued: Application 11-02, Clark Gates, LLC, Homestead Subdivision-Bogel Road, wetlands review for a proposed 2-lot subdivision. Assessor's Map 38, Lot 11.

First date: August 16, 2011

Last date: October 19, 2011

Mr. Casner presented plans for an additional lot on Bogel Road. Mrs. Augustiny, Ms. Burton-Reeve, Ms. Odell and Mr. Ventres attended the field walk. Mr. Casner noted that no activity was proposed in the upland review area.

Motion by Ms. Augustiny, seconded by Mr. Goff to send a letter to the Planning & Zoning Commission stating that Application 11-02, Clark Gates, LLC, Homestead Subdivision-Bogel Road, wetlands review for a proposed 2-lot subdivision meets the requirements of the IWWC. Motion carried by unanimous vote.

Return to **WETLANDS PERMIT REVIEW**

D. New: Enterprises, LLC, Phase III, proposed 247-unit condominium development and golf course relocation with access road to North Moodus Road

First date: September 20, 2011

Last date: November 23, 2011

Mr. McDonald explained there is a modification of the golf course, a new access road perpendicular to Clark Gates Road. The site is 405 acres. The application is for 247 new units and changing of three holes on the golf course. There are 333 total units planned, and they have approval for 86 units now. The wetlands have been flagged. They have been working with two wetland scientists on this project. The only place they are within the 400-foot is at the northern section of the property, where there is one vernal pool, which he showed on the plan.

Mr. McDonald stated they would also propose the filling of one small wetland of approximately 900 square feet. The other wetland impacts are in relation to the new golf holes. They would propose to keep some of the undergrowth, so that golf carts can drive over them.

Mr. McDonald explained that stormwater will be treated by four detention ponds in order to keep the zero percent increase off the property. They hope to harvest some of the water for the irrigation of the golf course, as they do not have any irrigation systems on site. The wastewater disposal will be a membrane bioreactor. They intend to treat the wastewater to the point of drinking water, and they propose to use drip irrigation, which the DEEP is interested in. He will explain this in greater detail during the public hearing.

Ms. Augustiny asked if the pipes would go across the wetland crossing. Mr. McDonald did not believe so. Mr. McDonald added the new proposed units will all be two-bedroom units.

Mr. Dill asked if the current leaching system will be eliminated, in order to go with the new system, to which Mr. McDonald confirmed this was the plan. He stated this would actually meet the DEP's drinking water standards coming out of the ground.

Mr. McDonald reviewed the new golf holes. Ms. Augustiny asked if the road by the pond would become a through road. Mr. McDonald stated this is now a gravel road. This will be discussed with Planning & Zoning, as it is currently an emergency access road. He stated they intended to have most of the traffic use Cherry Swamp Road. Ms. Augustiny recalled that one of the conditions of the prior approval was that this road would be an emergency access road only. Mr. McDonald stated this road would have traffic, because they proposed units in this area.

Mr. Dill asked that the plans be very clear about the review lines. Mr. McDonald will make sure of this.

Mr. Goff stated he had reviewed the report for the vernal pools. He stated that six of the vernal pools really would not have much impact, but two of the vernal pools may have potential impact, and the process and forms really needed to be completed for these. Mr. Goff stated that it was important to note these clearly on the record for future reference. He stated we really use the Best Management Practices. He stated he would like to see Ms. Jennifer Beno review this.

TAPE CHANGE (1B)

Mr. McDonald stated they would do this. Mr. Ventres stated this should be done for all of the vernal pools. Ms. Augustiny stated she would like to see the resumes for both of the people who work on this. Mr. McDonald would accommodate this. Ms. Augustiny stated if there would be increased traffic on these roads, that this must be discussed. She reiterated that this approval was really based on this road really not being used. Mr. Goff stated they should really also indicate whether it will be paved, curbed, etc.

Mr. Gelston questioned the water runoff. He believed there would be a net outflow, and he wanted to know where it would go. Mr. Dill asked Mr. McDonald to address this at the public hearing. Mr. McDonald stated he would have Mr. Sima, the well driller, available at the public hearing. He stated the plan was to use much of this water in their irrigation. Mr. McDonald stated that ultimately, they would need a diversion permit due to their water usage.

Mr. Jahne asked if there would be additional groundwater due to the units. Mr. McDonald stated the plan, ultimately, would be to irrigate the entire golf course, but that was not necessarily part of this application. Mr. Jahne asked if they would not be going for a diversion permit now, to which Mr. McDonald stated this was accurate. He stated the diversion permit would eventually be needed for the water system, not necessarily for the irrigation.

Mr. Dill believed this would rise to the level of public hearing. Other commissioners agreed. Ms. Augustiny suggested the Commission schedule a site walk before the public hearing, and possibly another during the public hearing. It was noted that it might be easier to have an idea of places discussed during the public hearing if they walk it first.

Mr. Dill asked what would be done with the balance of the area. Mr. McDonald stated this would remain untouched. Mr. Ventres began putting together a list of items to be addressed, which he presented to Mr. McDonald. Mr. Ventres has packaged this for Ms. Penni Sharp and Mr. Brian Curtis for review.

Mr. Dill stated he would want this public hearing scheduled separately from the regular meetings. Mr. Ventres suggested November 1 for the first public hearing. It was noted that the field walk should be done on a weekend. Mr. McDonald stated they would need a bit of time to stake the area. It was decided that the field walk would be scheduled for the weekend of October 22.

Motion by Mr. Goff to schedule a field walk for October 22, 2011, 9:00 a.m., and to schedule a public hearing for November 1, 2011, 7:00 p.m. at the Grange. Motion seconded by Ms. Augustiny, and carried by unanimous vote.

9. IWWC ENFORCEMENT OFFICER'S REPORT

Mr. Ventres informed the Commission that the Rotary Club is changing the lights at the Rotary Pond on Town Street. Mr. Dill suggested this should be added to next month's agenda for review. Ms. Augustiny suggested the permit fee be waived.

10. SHOW CAUSE HEARING:

Continued: Steven Urban, 98 Bashan Road, extensive work in upland review area without permit approval. Assessor's Map 58, Lot 134.

Mr. Urban addressed the Commission. He received information from Mr. Snarski. He presented a plan to the Commission. He stated he would like to have approximately a 40-foot access so they could drive down and launch a boat in the water. He stated they would add a retaining wall and plantings.

Mr. Dill stated it appeared what Mr. Snarski was trying to do was to make up for some of the plantings that were removed.

Mr. Goff asked if the area that would be driven on to put in a boat would be maintained as grass, to which Mr. Urban stated it would be. Responsive to inquiry by Ms. Augustiny, Mr. Urban stated he planned to drive down to launch kayaks, a rowboat, etc. Ms. Augustiny commented this could be accomplished with a tractor. Mr. Urban does not have a tractor there, so he planned to use his pickup.

Mr. Dill asked how much of this work would be new construction. Mr. Urban stated the retaining wall would be new. He hoped that he would be able to add more plantings if the retaining wall were installed. Mr. Dill commented that there seemed to be a lot of new things. He noted that the distance from the water to the retaining wall would be approximately 53 feet. Mr. Dill believed the plan prepared by Mr. Snarski was reasonable. He asked the Commission for input. Ms. Augustiny stated she would like to see what Ms. Sharp suggested, and then for the Commission to possibly walk it again.

Mr. Urban explained his plan to use gabion filled baskets. Mr. Dill stated they would have to have some type of filter fabric behind this to prevent erosion. The Commission discussed various places where gabions have been used.

Mr. Dill asked if this was put off for another month by walking the site again, if they would jeopardize the planting this fall. Mr. Ventres stated that the area was stabilized, and he suggested the plantings could be done by May of next year. Mr. Dill asked that the area be staked, including areas of the dock, etc. Mr. Urban suggested using surveyors paint to mark areas. Mr. Dill stated this would be acceptable.

Motion by Mr. Dill to continue until the next meeting. Motion seconded by Mr. Goff, and carried by unanimous vote.

6. DISCUSSION

Mr. Goff asked why the cones were back on Beebe Road. Mr. Ventres will check into this.

It was noted that the catch basins around town were being evaluated and located by the Eightmile management team.

Mr. Goff asked if the reservoir would be filled soon. Mr. Ventres stated there were cracks in the cement, and they are treating it with a hydraulic fill, but the area must be dry to do it. Mr. Dill asked what happened to the stones, to which Mr. Ventres explained that the State took them to reuse in other State parks.

11. ADJOURNMENT

Motion by Mr. Goff, seconded by Ms. Burton-Reeve to adjourn at 9:16 p.m., and carried by unanimous vote.

Respectfully submitted,

Holly Pattavina