

**INLAND WETLANDS AND WATERCOURSES COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
July 17, 2012
(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: Randolph Dill – Chairman, Mary Augustiny, Jennifer Burton-Reeve, Bryan Goff, Daniel Jahne, Susan Odell

COMMISSIONERS ABSENT: 1 vacancy

OTHERS PRESENT: Jim Ventres, Brian Curtis, Penelope Sharp, Emmett Lyman, and approximately 9 members of the public were present.

Mr. Dill appointed Mrs. Odell to vote this evening.

3. MINUTES:

Motion by Ms. Augustiny, seconded by Mr. Goff, and passed unanimously to approve the regular meeting minutes as presented.

4. BILLS

Hartford Courant	\$290.78
(legal notices)	

Motion by Mr. Goff, seconded by Mr. Jahne to pay the bill as presented. Motion carried by unanimous vote.

5. FIELD WALK REPORT

No field walk this month

6. WETLANDS PERMIT REVIEW

A) Continued: Richard Viens, 313 East Shore Drive, replacement of existing shed in the upland review area. Assessor's Map 87, Lot 191

First date: June 28, 2012

Last date: August 30, 2012

Mr. Ventres reported that Mr. Viens' son called and notified his office that they would not be able to attend tonight's meeting.

Ms. Augustiny noted that the applicant did not come last month, and did not submit anything. Mr. Ventres reviewed the items submitted by the applicant that were received in the office following the field walk.

Ms. Augustiny had asked that the dimensions of the dock be noted. Mr. Ventres has an email stating the dock's dimensions are 4x32 and 4x16. Mr. Ventres read the letter from Mr. Viens. The shed will increase to 8x10 feet, on staked railroad ties, vinyl siding purchased from Lowes. It will be used to store life preservers, water shoes, etc. No hazardous materials will be stored in the shed.

Mr. Jahne stated there would be no cutting or clearing necessary, and it was noted that the shed would be no closer to the water.

Mr. Dill asked if the commissioners were amenable to moving forward with this application tonight. The consensus was that they were amenable to it.

Mrs. Odell noted the pin was in the middle of the sidewall of the shed. Mr. Ventres will note this.

The dock size is 4ft. x 32ft. that forms an "I" with a 4ft. x 16ft. extension. The shed would be approximately 6 feet from the water, but would be no closer than it is now. Mr. Dill added these items to the plan, and dated it with today's date.

Motion by Mr. Dill to approve the application of Richard Viens, 313 East Shore Drive, replacement of existing shed in the upland review area, in accordance with the diagram prepared by the owner, as per the additional notes and details added to the plans amended July 17, 2012. Seconded by Ms. Augustiny, and carried by unanimous vote.

B) New: Kip Kollar, 7 Connecticut River Road, wetlands permit review to install walkway to the river and to increase the size of driveway. Assessor's Map 8, Lot 4.

First date: July 17, 2012

Last date: September 19, 2012

Mr. Ventres stated he emailed Mr. Kollar that his impervious surface would exceed the maximum allowable limit, so he suggested that Mr. Kollar look at pervious surface. Mr. Ventres recommended that this be added to the next field walk.

Motion by Mr. Dill to continue the application of Kip Kollar, 7 Connecticut River Road, wetlands permit review to install walkway to the river and to increase the size of driveway and walk, seconded by Mr. Goff and carried by unanimous vote.

C) New: William Riley and Susan Forster, 2 Creamery Road, Wetland permit review to re-dig an existing pond. Assessor's Map 17, Lot 67.

First date: July 17, 2012

Last date: September 19, 2012

No one representing the applicant was present at this meeting. Mr. Ventres presented the plan to the Commission. He stated this was an existing pond. He likened this to the excavation that Mr. Crary Brownell recently performed on his pond. Mr. Ventres approximated the size as 40 ft. x 50 ft.

Motion by Mr. Dill to continue the application of William Riley and Susan Forster, 2 Creamery Road, Wetland permit review to re-dig an existing pond and walk, seconded by Mrs. Odell, and carried by unanimous vote.

7. SUBDIVISION REVIEW

A) New: Application 12-01, Noreen Blaschik, East Haddam Moodus Road, wetlands review for a proposed 2-lot subdivision. Assessor's Map 45, Lot 2.

First date: July 17, 2012

Last date: September 19, 2012

No one representing the applicant was present at this meeting. Mr. Ventres reviewed the plan for the 2-lot subdivision. One lot would be an interior lot, and one would be a frontage lot. One lot is 5.2 acres, and the other is 5.4 acres.

Motion by Mr. Dill to schedule a field walk, and to continue Application 12-01, Noreen Blaschik, East Haddam Moodus Road, wetlands review for a proposed 2-lot subdivision. Motion seconded by Mr. Jahne, and carried by unanimous vote.

9. IWWC REPORT:

Mr. Ventres informed the Commission that there is a proposed coffeehouse to be located at the intersection of routes 151 and 82. He stated that the applicant will have to go before the Planning and Zoning Commission for change of use from residential to commercial. Mr. Ventres suggested the applicant meet with the CT DOT. The August meeting is on August 21. He suggested a field walk on August 15, 2012.

Mr. Ventres stated that most of his time lately has been spent with zoning issues. He is meeting tomorrow with the Camp Chomeish staff at the former Klar Krest Resort.

Noting that the time was now 8:00 p.m., the public hearing began:

7. PUBLIC HEARING:

A) Continued: Banner Lodge Enterprises, LLC, Phase III, proposed 247-unit condominium development and golf course relocation with access road to North Moodus Road.

First date: May 15, 2012

Last date: July 23, 2012

Mr. Steve McDonnell, WMC Engineers, addressed the commission. He stated they had submitted responses to specific questions, and they were basically here this evening to answer any questions.

Mr. Bob Barneshi stated there was one minor change to sheet SG-4. There was a horseshoe shaped level spreader. He changed the direction of this spreader. There were no changes

Mr. Ventres stated today they received changes to the plans, and a narrative from Robert Barneshi, P.E.

Mr. Ventres received a stormwater management operations and maintenance plan. They received the WMC responses to Ms. Penni Sharp's review letter. He also had Mr. Curtis' July 10, 2012 letter. Mr. Ventres noted that Ms. Sharp's letter of July 10, 2012 letter was mailed.

Mr. James Kallen stated they submitted combined responses to the concerns. He stated one concern was to the hydrology of the basin. Mr. Kallen stated in their notes 22-24, they specify soil amendments for top soil in the basins. There will be weed-free compost supplement if needed. In the wet bottom basins, they will have one foot of organic enriched topsoil would be added. This would provide suitable growing medium for plantings. They are proposing a modification to note 26. The rest of the note would remain the same. They believe this will be a wet bottom basin. They will not be certain, which is why they ask that the plants not be ordered until they determine the hydrology of the basin.

Mr. Kallen reviewed another of Ms. Sharp's comments. The specified trees and shrubs are container grown. These would be basically 1-2 gallon in size. This will minimize the need for digging in this area. They have revised the plant note for this. They will adjust limits where feasible. This will allow them to move around trees. They added a note to this that trees will be field-located. He was confident that they could work around the existing vegetation.

Mr. Kallen stated there was a question about the wet basin and what would happen to the woody vegetation if they need to clean it. The sediment fore-bay will be cleaned if needed. Woody debris will be removed as needed. Shrubs in the basin will be installed on the slopes. If there is any buildup of sediment, they expect it to be in the low-flow channel.

Mr. Dill asked if this would all be part of an ongoing maintenance plan. Mr. Kallen stated that was why they planned to have an ongoing plan.

Mr. Dill questioned page 2, the reference to Eastco. Mr. Mungeam stated this was a typo, and should read "Banner".

Mr. Dill inquired about the reference to USGA on page 5. Mr. Mark Mungeam responded that this is the United States Golf Association. Mr. Mungeam stated this plan is similar to other plans they have submitted. Differences in this plan include the scheduled fertilization, etc., but was recommended for this golf course specifically.

Mr. Jahne asked if the turf management plan applied to the entire course, to which Mr. Mungeam responded affirmatively.

Mr. Steve McDonnell stated they would consult with the DEEP for whether the drip irrigation would be used for the irrigation or for discharge.

TAPE CHANGE (1B)

Mr. Dill asked if this would mean they would need to use more water from the wells. Mr. McDonnell stated right now, they are not using a drip irrigation for the entire course at this time.

Mr. Dill stated they received a letter from Mr. Brian Curtis, NL Jacobson dated July 10. Mr. Barneshi stated they have a letter dated July 17, 2012 which was in response to Mr. Curtis' comments. He distributed this copy to the Commission. Mr. Curtis received this earlier today. Mr. Dill asked Mr. Barneshi to review this letter. Mr. Barneshi stated they submitted the operations and maintenance plan. They have provided an A-2 boundary survey.

Mr. Barneshi reviewed the long length of the level spreader, and did not feel there would be erosion concerns because of this.

Mr. Barneshi reviewed the swale, etc. Nothing has changed in this area, so all of the details and design detail is the same as it was in Phase 2.

Mr. Barneshi reviewed SG-4, and noted that these changes were made to the plan. He reviewed each comment in the review letter. In SG-7, they feel the proposal is adequate. Item J had a typo, and was revised. Item K was changed to show a proper discharge elevation for the level spreader.

Ms. Augustiny referred to SG-3. She stated in Phase 2, the road was to be dirt, and there was no development above it. The fact that now the road will be paved, and there will be development, how this changed. Mr. Barneshi stated the Phase 2 plan showed the road being paved. Ms. Augustiny did not believe this commission ever approved the paving of this road area. Mr. Ventres believed the paving was approved, since anything over 10% would have to be paved. Mr. Ventres will go back to the minutes and check this.

Ms. Augustiny inquired about SG4. She believed the houses would be closer to the top of the ridge. Mr. McDonnell stated they have not moved them. Mr. Barneshi stated they were approximately 20-feet closer to the wetland. Ms. Augustiny asked about unit 36, as it was the most within the upland review area. She asked how much disturbance there would be for the disturbance. Mr. Barneshi stated there was very little grading that would be needed there, as they could make it a walk-out basement. He stated the only excavation there would be for the building foundation. There would not be much water feeding that slope. Mr. Ventres stated the topography does not show benching with film around it. Mr. Barneshi stated this did not need a rear door, because it could have a deck. Ms. Augustiny asked how they could ensure there would not be degradation to the back area. Mr. Barneshi reiterated that this would not be lawn area.

Ms. Augustiny questioned the gutters. Mr. Barneshi stated these could potentially be connected to the catch basin. There could potentially be a couple drains on the back, which would be directed to the back. The pvc pipe would be trenched. Mr. Dill asked if they could use a dry well here. Mr. Barneshi stated they could potentially dig a test pit there. He stated it could potentially be piped along the side of the structure.

Ms. Augustiny asked if these units would have foundations. Mr. Barneshi explained that these would be three floors, with a walkout basement.

Ms. Augustiny suggested more definition for these units, since the first unit has half of the house in the upland review area.

Mr. Goff asked the reason for sliding these units the 20-feet. Mr. Barneshi stated they could potentially modify the building footprint during the process to pull in the wings, if it was a concern. Mr. Ventres asked if Unit 36 could go from 4 units to 2 units and allow for dry wells. Mr. Barneshi stated it was possible.

Mr. Kallen offered on the unit that has the most impact, a condition could be added to have the densest planting around it.

Mr. Jahne noted if there was a potential impact, the applicant would have to come back to this commission. He asked if they could stay in the loop with the DEEP's comments. Mr. Ventres stated the water and septic comments would come back to him to see if anything more was required. If there is a problem, the DEEP will notify him. They cannot come to Planning & Zoning until they have the approval from the DEEP. Under the zoning formula, they will have to look at the buildout criteria for the project.

Mr. Ventres stated the Commission has until July 23 to close the public hearing.

Mr. Dill asked if Mr. Curtis or Ms. Sharp had any comments. Mr. Curtis stated they will have to review the comment letters. He did not believe there were any new issues.

Mr. Dill opened the hearing to the public. No members of the public were present for comment.

Motion by Ms. Augustiny to close the public hearing for Banner Lodge Enterprises, LLC, Phase III, proposed 247-unit condominium development and golf course relocation with access road to North Moodus Road. Seconded by Mr. Jahne, and carried by aye votes from all members except Mr. Goff, who abstained.

Mr. Ventres stated the DEEP accepted the application for the open space. Mr. Ventres stated they have already called with questions. They are in the process of reviewing it.

Mr. Ventres stated they are in the process of flagging the conservation easements for the Dean property. Hopefully by September, they will have the flagging in place.

Mr. Dill asked, with regard to the Banner project, if they need an informational meeting for discussion purposes, or if they should work on a draft list of conditions, etc. It was decided that they would have a special meeting on August 15, 2012 at the River House, after the field walk. Mr. Dill stated they would have pizza that night.

Motion by Mr. Dill to schedule a special meeting for discussion of Banner at August 15, 2012, 7:15 p.m. at the River House. Seconded by Mr. Goff, and carried by unanimous vote.

Mrs. Burton-Reeve stated she met one of the actors of the play, *Carousel*. The actress is staying in the new actor housing, and was very impressed with the new housing. It was suggested that the Commission may like to conduct a site visit. Mr. Ventres stated the pervious concrete is working. Several members were interested in looking into this.

11. ADJOURNMENT

Motion by Mr. Goff, seconded by Ms. Augustiny to adjourn at 9:04 p.m. Motion carried by unanimous vote.

Respectfully submitted,

Holly Pattavina