

INLAND WETLANDS AND WATERCOURSES COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
August 21, 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: James 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 Mr. Jahne, seconded by Mr. Goff, and passed unanimously to approve the regular meeting minutes of July 17, 2012 as presented.

4. BILLS

Hartford Courant	\$190.47
NLJ (Banner application)	2,099.38

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

5. FIELD WALK REPORT

A field walk was conducted on August 15, 2012 for the following sites: Blaschik, Thiede, Riley, Kollar. The field walk was attended by Mr. Dill, Ms. Augustiny, Mr. Jahne, Mrs. Odell, Mrs. Burton-reeve, and Mr. Ventres.

6. WETLANDS PERMIT REVIEW

A) Continued: 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

No one representing the applicant was present. Mr. Ventres received an email from Mr. Kollar stating that he would come in to the office on Monday; however, he has not yet come in to the office. Mr. Ventres informed the Commission that he is still awaiting information. He believed the applicant has been on vacation.

Motion by Mr. Dill, seconded by Mr. Goff to continue the application of Kip Kollar to next meeting. Motion carried by unanimous vote.

B) Continued: 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

Mr. William Riley addressed the Commission. Mr. Ventres presented the plan. Mr. Riley reviewed his proposal for the re-digging of the pond on his property. He proposed an impervious, or possibly clay liner in the pond. If necessary, he may need to increase the size of the pipe.

Mr. Dill noted when they were on site; the applicant indicated his desire to add additional material over the pipe. Mr. Riley stated there has been settling over the years, and he would like to make the area level.

Mr. Dill asked if the applicant knew any of the history of the pond. Mr. Riley did not have information regarding engineering, etc. He stated the seasonal water appears that it may have been done in the 19th century, due to the way the rocks were positioned to make a streambed.

Responsive to inquiry by Mr. Dill, Mr. Riley walked upstream, but he only found a damp area. Mr. Dill stated he had voiced a concern during the walk about a structure with wier boards. It appeared as though this was a way to control the flow in this area. Mr. Riley believed there was a place possibly for storing water for livestock. He believed it would be much more attractive if it was re-dug.

Mr. Dill voiced concern with the trees growing in this area, etc. Mr. Riley stated he may have these trees removed. Mr. Dill suggested he consult with someone before cutting any trees. Mr. Riley stated he was working with a company named Aquascapes.

Mr. Jahne asked if the consultant would prepare a plan, where stockpiled material would be located, etc. Mr. Riley stated his main concern would be that the groundwater level would fluctuate. In wet seasons, there will be a lot of pressure on the bottom, so there needs to be a pressure valve that will open when the water pressure is greater underneath. He believed this would be the best way to handle this, but was open to other suggestions.

Mr. Dill suggested that the Commission have its engineer review this application. He noted there was still some time on this application. He also believed it would be a good idea for the applicant's consultant to provide some additional information. Mr. Riley stated he would be happy to meet with the Commission's engineer. Mr. Ventres stated they could arrange this.

Mr. Ventres distributed a GIS printout to the Commission. Ms. Augustiny stated she would like to have the consultant's plan be part of the record. She stated she would like to see the stream going into the pond, as well as the outlets. Mr. Ventres stated the initial plan was just to clean the pond out, but since this time, he has had other information.

Mr. Dill stated the Commission's engineer will review this application and get in touch with the applicant. Ms. Augustiny stated she would like to see product descriptions, how they are installed, etc. This information should be provided to the Commission.

Motion by Mr. Dill to continue the application of William Riley and Susan Forster until the September 19, 2012 meeting. Motion seconded by Mr. Goff, and carried by unanimous vote.

C) New: Mark Thiede, applicant, 374 Town Street, creation of parking area and septic system in the upland review area for a proposed coffee house.

Mr. Thiede and Mr. Robert Casner addressed the Commission. Mr. Ventres presented the plan. Mr. Thiede has a contract on the property at 374 Town Street, as well as an additional tract of land. The 1.24 acres is being purchased. Mr. Richard Mihok has been working on this plan, and Mr. Robert Casner will perform the work for the proposed coffee shop/art house.

Mr. Thiede stated they had prepared an engineered site plan based on the recommendations of the Commission at the field walk. There is a septic system in place, but will require a grease trap, etc. He stated he also needs to go for re-zoning of this area.

Mr. Ventres asked if the notes regarding the stone wall, etc., had been added to the plan, to which Mr. Casner answered affirmatively.

Mr. Dill stated there is a portion of stone wall that extends to the stream. He asked if any of this will be preserved. They plan to remove the portion of stone wall that is planned for the proximity of the parking lot.

Mr. Goff inquired how many employees would be at the coffee house at one time. Mr. Thiede believed there would be approximately 6 employees.

Responsive to inquiry by Mr. Jahne, Mr. Thiede plans to grass one area adjacent to the parking lot and install bird feeders.

Mrs. Burton-Reeve asked if there would be any provision for oil drippings, etc., since it is approximately 40-feet away from the wetland. Mr. Ventres stated this area would be gravel.

Mr. Goff asked if there would be any plantings around the stone patio. Mr. Thiede stated they would move some planters. It was noted that it is mostly lawn here. Mr. Thiede stated there are actually English gardens that would be moved.

Mr. Dill asked what would happen to the existing septic system. Mr. Casner stated the existing tank would be destroyed, as well as the lines, and would be removed.

Mr. Dill asked if the driveway entrance received a positive response from the CT DOT. Mr. Thiede responded affirmatively. Mr. Jahne asked about the stockpile location, and if that could be shown on the plan. Mr. Casner explained that there would not be any stockpiled material. He did not want to get any closer to the wetland than the parking area. Mr. Casner stated he could add a small stockpile location to the plan if the Commission preferred.

Mr. Dill inquired about flooding. Mr. Thiede was not taking any specific precautions against flooding. Mr. Casner indicated this area of the stream was quite wide in this area.

Motion by Mr. Dill, seconded by Mrs. Burton-Reeve, and carried unanimously to continue the application of Mark Thiede until the next regularly scheduled meeting.

7. SUBDIVISION REVIEW

A) Continued: 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

Ms. Noreen Blaschik and Attorney Scott Jezek addressed the Commission. Attorney Jezek stated this was an application on the large Blaschik property, and she is subdividing the property to settle her father's estate.

Mr. Dill stated the Commission walked this site, and there are no wetlands in the vicinity.

Motion by Mr. Dill to send a letter to the P&Z Commission stating that this application meets the requirements of the IWWC. Seconded by Ms. Augustiny, and carried by unanimous vote.

8. DECISIONS:

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

Mr. Goff indicated that he had not been at all of the meetings, so he would abstain from voting on this application. Mr. Dill appointed Mrs. Odell to vote in place of Mr. Goff on this application.

Mr. Ventres distributed a draft approval letter from the special meeting.

The following changes were made to the draft:

u/z/IWWC/Min/2012/08212012

- Add page numbers
- Page 1, Add “Phase III” to the subject line.

Tape change (1B)

- Page 2, 1st paragraph, last sentence: Change “as” to “at”
- Page 2, Item 2, 1st sentence: Change “Homes” to “Housing units”
- Page 2, Item 2, 2nd sentence: Change “homes” to “additional Phase III units”
- Page 2, Item 2, 12th sentence: Change “this agency” to “the Connecticut DEEP”
- Page 2, Item 3, 4th sentence: Add “within a 24-hour period” after “rainfall”
- Page 3, Item 3i: Add “wildlife” before “breeding season”
- Page 3, Item 4c: Correct the spelling of “bioretention systems”
- Page 4, Item 5c: Add a “.” after “Invasive Species”; Add “as identified in the Connecticut Invasive Species List” after “invasive species”
- Page 5, Change “6” to “7”
- Page 5, Item 7a: Add “and staff consultants” to the end of the first sentence.
- Page 5, Item 7c: Revise the final plan to eliminate unit 36 and rearrange units 35, 38, & 39 to pull the foot print of these three units further away from the wetlands soils and upland review area and include stormwater management facilities that presently do not exist.
- Page 5, Item 7f: Change “use” to “be”, and add “through the wetland areas of each side of the road” to the end of the sentence.
- Page 5, add Item 7h: “in accordance with Connecticut General Statutes”.
- Page 5, add Item 7i: “All fees must be paid to the Town within six months of approval.
- Page 5; Change Item “Recommendations” to “8. Recommendations”
- Page 6, Add Item 8d: “All conservation area signs are to be posted prior to the start of any construction.”

- Add Appendix II to the end.
- Appendix II, 6th paragraph: Change “actor housing site” to “wetlands and upland review areas”
- Appendix II, 7th paragraph: Replace “the actor housing lots in the site plan” with “site”
- Appendix II, Item 1: Remove the extra “.” From the end of this paragraph.
- Appendix II, Item 2: Change “no” to “not”

Mr. Dill asked if Mr. Curtis had any other comments. Mr. Curtis noted the Commission should send letters to the DEEP and the Department of Health.

Motion by Ms. Augustiny to approve the application of Banner Lodge Enterprises, LLC, Phase III, proposed 247-unit Condominium development and golf course as approved in the memorandum of decision, modified by the commission on 8/24/12. Seconded by Mr. Jahne, and carried by unanimous vote (except Bryan Goff, who abstained).

Mr. Ventres distributed a draft letter to the CT DPH, CT DEEP – Inland Water Resources Division, CT DEEP – Water Permitting and Enforcement Division. Minor grammatical changes were made to the draft letter.

Ms. Augustiny asked if Chatham Health District would get involved at this point. Mr. Ventres stated they would not be involved at this point, but later in the process. Mr. Dill asked if the WPCA should be copied, and Mr. Ventres will add the WPCA to the copy distribution for this letter

It was decided that Mr. Ventres will make these changes and send out this letter.

9. IWWC REPORT:

Mr. Ventres received one forestry complaint this afternoon, which he will check into tomorrow. This is on a road off Ballahack Road. Mr. Ventres noted that he had a pre-construction walk with everyone involved.

Mr. Puska inspected a property on Clark Hill Road.

The Commission briefly discussed a property and work on Hickory Lane.

Mr. Ventres is going back to the Urban site to look at the progress made.

Ms. Augustiny stated they have started clearing for the subdivision on Alger Road. This was a subdivision on which there was a conservation easement. Mr. Ventres will check into this.

10. CONSERVATION COMMISSION INPUT

Mr. Gelston submitted photographs of the Nichols property, which had been logged, and had been left in disrepair. They decided to leave the leftover wood to decay and provide nutrients back into the soil. The trails were cleaned up and raked, new blue markers have been added. The FFA students worked hard to restore this area.

Mr. Dill asked if this was a lesson learned for the next time something like this is done. Mr. Gelston stated it was.

11. ADJOURNMENT

Motion by Mrs. Burton-Reeve, seconded by Mr. Goff to adjourn at 8:58 p.m. Motion carried by unanimous vote.

Respectfully submitted,

Holly Pattavina