

**INLAND WETLANDS AND WATERCOURSES COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
December 18, 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: Mary Augustiny, Susan Odell, Daniel Jahne

COMMISSIONERS ABSENT: 1 vacancy, Jennifer Burton-Reeve, Bryan Goff

OTHERS PRESENT: no public were present.

Ms. Augustiny appointed Mrs. Odell to vote this evening.

3. MINUTES:

Motion by Mrs. Burton-Reeve, seconded by Mr. Jahne, to approve the minutes of the September 18, 2012 meeting as presented. Motion carried by unanimous vote.

4. BILLS

Hartford Courant (legal notices)	\$90.22
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Motion by Mr. Jahne, seconded by Ms. Odell to pay the bills as presented. Motion passed by unanimous vote.

5. FIELD WALK REPORT

A field walk was conducted on Sunday, December 9, 2012. Three properties were walked: 1) Jeffrey Naples, 119 Sillmanville Road; 2) Goodspeed Opera House actor housing – pervious pavement; 3) Joseph Broder, 67 East Shore Drive. Mr. Dill, Ms. Augustiny, Mr. Ventres, and Ms. Burton-Reeve were in attendance at this field walk.

6. WETLANDS PERMIT REVIEW

A) Continued: Jeffrey Naples, 119 Sillmanville Road, wetlands permit review to subdivide a pre-existing non-conforming lot with four existing houses, and the installation of a septic system in the upland review area. Assessor's Map 74, Lot 4.

First date: November 20, 2012

Last date: January 23, 2013

Attorney Scott Jezek addressed the Commission on behalf of the applicant, who was also present. In addition, the surveyor, Mr. Sima was present.

Attorney Jezek explained that this was an application that falls under 8.1.4 of the regulations. This regulation is because of the town's history of mill housing, etc. He explained that this application seeks to divide this property. They are proposing four houses on three parcels of property. Lot #3 will have two houses on it. All four houses will be converted to year-round units. Some restoration work has been done, which was likely evident during the recent field walk conducted by the commissioners.

Attorney Jezek reviewed the plan. He showed the edge of the regulated area. The plans show the 100-foot upland review area setback. Another thing that prevents this application from having four lots is a 15-inch wide plastic pipe that belongs to the Town. Because of Health Code requirements, they were unable to split these two lots. Therefore, they propose two structures on Lot 3.

Attorney Jezek does not yet have the approval letter from the Chatham Health District, which should be available soon. He explained that this was necessary for Planning & Zoning.

Attorney Jezek distributed a wetland report dated December 16, 2012 from Diversified Wetland Services. He explained this proposal would actually improve the site, as it will put in Code compliant systems.

Attorney Jezek noted the P&Z asked him to request a wetlands placard for the protected area.

Attorney Jezek reviewed the location of the arc area shown on the map, which was not depicted on an earlier version. This map was submitted for the record.

Mr. Dill noted that the existing well will be abandoned, in addition to a well house. He noted the existing shallow well will have to be abandoned and filled; therefore, the application should be amended to include the filling of the well. Ms. Augustiny noted they would have to show what they will do with the well house. Mr. Naples showed the location of the well house on the plan. Attorney Jezek stated they would have to get a permit for filling of the well. Mr. Jahne stated this is permitted through the State. Mr. Sima stated there was another shallow well in another location, which he depicted on the plan. Mr. Dill noted this was likely an issue for Planning & Zoning, since the other well was outside of the regulated area.

Ms. Burton-Reeve stated the well house was quite deeply entrenched, and she questioned how this would be filled. Attorney Jezek stated they will have to get two permits for the filling of these, but they will be filled properly, with the required permits. Attorney Jezek added that his client is making a significant investment in this property, and he will do this properly.

Mr. Jahne inquired about the plastic pipe on the property. Attorney Jezek stated the Town wants to maintain an easement for access and maintenance of the pipe. Mr. Dill stated the Town would have to do some work on this pipe to repair the plunge pool, because it is in the wetlands and affects the wetlands. Mr. Dill suggested this be brought up to the Planning & Zoning Commission, because the end of the pipe needs to be addressed.

Mr. Jahne inquired if the sewer line would go below the existing pipe, to which Mr. Sima responded affirmatively. Ms. Augustiny noted although this was beyond this commission's purview, it appeared they would have to dig up the pipe to lay the sewer line below it. Responsive to inquiry by Mr. Dill, Mr. Sima noted this would be a gravity system. He noted the houses will all be two bedroom houses, so the sizes will be minimal.

Mr. Dill stated the existing septic system is not in the wetlands, but it is near it. He viewed this as an improvement to the unknown system that is there now.

Attorney Jezek stated this was not technically a subdivision, but rather a special exception.

Ms. Augustiny stated the removal of the pump house would need to be addressed.

Mr. Dill stated that Mr. Ventres recommended a note indicating that no activity shall occur in the wetlands without prior review by the Commission.

Mr. Jahne asked how the existing pipes will be handled. Mr. Naples stated the existing cast iron pipes will probably be cut, capped, and new pipes run. The other solution might be to remove the pipe and run the new pipe in the same hole.

Motion by Ms. Augustiny to approve the application of Jeffrey Naples, 119 Sillmanville Road, wetlands permit review to subdivide, a preexisting non-conforming lot with four existing houses, and the installation of a septic system in the upland review area, and the filling and removal of the shallow well and the removal of the well house on Lot 3 at the edge of the wetlands with the following conditions:

- **Work shall be done with a minimal amount of disturbance in the area, and according to the Chatham Health District requirements.**
- **Language shall be added to the plans indicating that no activity other than what is represented on these plans shall occur in the inland wetlands or the 100-foot upland review area without prior review and approval of the East Haddam Inland Wetlands and Watercourses Commission.**
- **The applicant shall work with the Town regarding Lot 3 as to the drainage pipe from the road to the edge of the wetland.**

Motion seconded by Ms. Burton-Reeve, and carried by unanimous vote.

B) Continued: Joseph Broder, 67 East Shore Drive, wetlands permit review for an expansion of a previously approved existing deck in the upland review area. Assessor's Map 80, Lot 367.

First date: November 20, 2012

Last date: January 23, 2013

No one representing the applicant was present at this meeting. Mr. Dill presented the plan to the Commission.

Ms. Augustiny explained that the applicant wishes to expand the deck out past the house. It will extend another six feet beyond the current location. The applicant wants to extend the length of the deck so that it meets the other section. This will be extending the existing deck, and it will remain open. Mr.

Dill noted that it will not technically be any closer to the lake, and it will remain an open deck. Ms. Augustiny recommended that the stone be extended underneath the additional part. Mr. Dill stated that any approval should require that the deck remain an open deck, as the prior approval required. It was noted that the area was flat.

Mr. Jahne asked why the applicant needed the extension. Ms. Augustiny stated the applicant indicated that his wife cannot access one area due to the existing door location.

Motion by Ms. Burton-Reeve to approve the application of Joseph Broder, with the conditions that it remain an open deck, and that the ground underneath be consistent with the ground under the existing deck now. Motion seconded by Ms. Augustiny, and carried by unanimous vote.

C) New: Hema DeSilva, 24 Glimmer Glen, wetlands permit review to construct a 3-season room on part of an existing deck in the upland review area. Assessor's Map 71, Lot 44.

First date: December 18, 2012

Last date: February 20, 2013

Mr. Tom Gilbert, AllPhase Construction addressed the commission on behalf of the applicant. The applicants hope to put a three season sun porch onto one portion of the house. Mr. Gilbert checked with the Land Use Office, and discovered he needed a permit to do this work. It was noted that the deck was built without a permit, approximately 12 years ago.

Mr. Dill explained that since this is a new application, the Commission would have to walk the site. It was noted that the existing deck would remain a floor of the new sun porch. The sun porch will be approximately 16-feet x 12-feet. The original deck was highlighted in yellow on the plan. He showed the proposed area for the sun porch.

Motion by Mr. Dill, seconded by Ms. Augustiny to continue this application to the next meeting, and to schedule a field walk. Motion passed by unanimous vote.

D) New: Gregory Schimetschek, Alger Road, Wetlands permit review to construct a 32-foot x 62-foot storage barn in the upland review area. Assessor's Map 48, Lot 110.

First date: December 18, 2012

Last date: February 20, 2013

No one representing the applicant was present at this meeting. Mr. Dill presented the plan to the commission for review. The commission reviewed the plan to remove the existing barn and to re-build a new barn. Ms. Augustiny noted there has been a great deal of clearing down to a pond.

Mr. Dill suggested a field walk be scheduled. Ms. Augustiny questioned the location, and if the applicant owned the property off Desmond Road.

Motion by Mr. Dill to continue this application until the next regularly scheduled meeting, and to schedule a field walk. Seconded by Ms. Burton-Reeve, and carried by unanimous vote.

8. IWWC REPORT:

Mr. Ventres was not present to report this evening.

9. CONSERVATION COMMISSION INPUT

Mr. Todd Gelston had nothing new to report this evening.

TAPE CHANGE (1B)

Mr. Dill distributed a list of email addresses, etc. for the commissioners to update their information.

Ms. Augustiny recently attended a legal seminar on wetlands. It was suggested that each commissioner have resumes on file at the Land Use office. She suggested that they ask Mr. Ventres to verify this.

10. ADJOURNMENT

Motion by Ms. Burton-Reeve, seconded by Mr. Jahne to adjourn at 8:24 p.m. Motion carried by unanimous vote.

Respectfully submitted,

Holly Pattavina