

INLAND WETLANDS AND WATERCOURSES COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
January 15, 2013
(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, Mary Augustiny, Daniel Jahne, Jennifer Burton-Reeve, Bryan Goff

COMMISSIONERS ABSENT: Susan O'Dell

OTHERS PRESENT: James Ventres and 4 members of the public were present.

3. MINUTES:

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

4. BILLS

Hartford Courant (legal notices)	\$120.30
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Motion by Mrs. Burton-Reeve, seconded by Mr. Goff to pay the bills as presented. Motion passed by unanimous vote.

5. FIELD WALK REPORT

A field walk was conducted on Sunday, January 6, 2013. In attendance were Mr. Dill, Ms. Augustiny, Mr. Jahne, and Ms. Burton-Reeve.

6. WETLANDS PERMIT REVIEW

A) Continued: 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, 2012

Mr. Tom Gilbert and his business partner, All Phase Construction, and Mr. Hema DeSilva addressed the Commission.

Mr. Gilbert submitted the sketch and information to the Commission. Mr. Ventres noted that the previous owner actually constructed the deck without a permit. The goal today is to get a proper approval. Based on the diagram, approximately 85 – 90% of the deck was already constructed, prior to Mr. DeSilva purchasing the home. They will also have to go to the Zoning Board of Appeals for a variance.

Ms. Augustiny asked about the proximity to the lake. Mr. Dill reviewed the plan and noted a distance of 53-feet to the water.

Responsive to inquiry by Mr. Dill, Mr. Gilbert stated that part of the deck will be covered. Mr. Gilbert noted the south corner of the deck will be closed. Mr. Gilbert and his partner showed the area to be covered on the plan, which will be 18-feet x 12-feet.

Ms. Augustiny stated this lot is very steep. She believed the plan needed to show the slopes, and she had concerns about this.

Mr. Dill noted when decks are covered, it creates more impervious surfaces. Because of the steepness of this lot, there is potential for erosion. He stated they need to know the runoff will be handled. Mr. Gilbert stated they could add stone to the edges. He believed gutters would concentrate the runoff. Mr. Dill stated there was a potential problem with runoff here. Mr. Ventres asked where the septic was located, to which Mr. Gilbert stated it was in the front of the house.

Ms. Augustiny suggested mitigation at the top of the slope. She stated plantings at the top of the slope, rather than just mowed lawn, would help control the runoff. She stated there also seems to be a problem with water coming from the road, directly down to the lake. This area is also just grassed.

Mr. Goff asked if a rain garden would help control the runoff. Ms. Augustiny stated it would help.

Mr. Dill asked the reason for the covered portion. Mr. DeSilva indicated his wife needed to stay out of the sun and it would also be used for bug control. He wanted his wife to be able to enjoy the lake and to be comfortable. Mr. Dill suggested an awning might be an alternative. Mr. Gilbert stated they also are trying to control the bugs. Mr. Dill asked if the applicant was trying to extend the season. Mr. DeSilva stated this was not possible, since the water was provided by the water company.

Mr. Dill asked about the septic system. Mr. Ventres stated he has a Chatham Health District stamped sketch from 2009 that shows a 1000 gallon tank.

Mr. Dill stated he would like to see on this diagram how the runoff would be treated, whether it was handled through a dry well or some other way. Mr. Ventres stated he could print off a GIS plan which would show the 5-foot contours. He can also provide some information on the underlying soils. Mr. Dill suggested that some shrub plantings would be useful.

Mr. Jahne recalled that during the field walk, they discussed having two piers, and he suggested these be shown on the plan as well.

Mr. Dill stated they would continue this permit application. He asked that the requested items be done before the next meeting. Ms. Augustiny noted there was a lot of snow during the field walk, making it difficult to see everything. Mr. Dill suggested that Mr. Ventres also provide the applicant with some planting information.

Motion by Mr. Dill, seconded by Mr. Goff, and carried by unanimous vote to continue the application of Hema DeSilva until the next regularly scheduled meeting.

7. WETLANDS SUBDIVISION REVIEW

B) New: Maria Misenti, 52 Mott Lane, subdivision review for a proposed 3-lot subdivision.

Assessor's Map 76, Lot 106.

First date: January 15, 2013

Last date: March 20, 2013

Mr. Roger Nemergut addressed the Commission on behalf of the applicant. He located the proposed area on the plan. He stated the parcel is 6 acres, and the proposal is for a 3-lot subdivision. There would be an existing house, plus two additional houses. This would require a widening of the driveway to 18-feet, which is the requirement for a common driveway. There was a brief discussion regarding plowing. Mr. Ventres stated the property owners could petition the town to accept it for plowing in the future.

Mr. Goff stated there are vernal pools in this area, and he recommended that Mr. Nemergut check into this. Ms. Augustiny stated that Ms. Wendy Goodfriend had conducted a study of vernal pools, and although she is no longer in this area, her study should be on file at the Coastal Conservation agency.

Mr. Jahne asked if Planning & Zoning would determine who would handle the road, to which Mr. Ventres stated they would likely look for the standard language for common driveways.

Mr. Nemergut will bring the GIS information on the vernal pools to the field walk.

Motion by Mr. Dill, seconded by Mr. Goff to continue and schedule the field walk. Motion carried by unanimous vote.

Ms. Augustiny noted at the last meeting, Mr. Schimetschek was listed as a new applicant, but he is not listed on this month's agenda. Mr. Ventres stated that there is a problem with this application, and it had to be withdrawn. Mr. Schimetschek purchased this parcel through a tax sale; however, it has been discovered that this property has a conservation easement on it.

8. IWWC REPORT:

Mr. Ventres stated that just after Christmas, the State announced that we were awarded 50% grants for open space for the Pages property, as well as the Zeiller property on Hemlock Valley Brook.

Mr. Ventres will forward seminar information as soon as possible. He believed there was a full-day seminar coming up in March.

9. CONSERVATION COMMISSION INPUT

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

10. ADJOURNMENT

Motion by Mr. Goff, seconded by Ms. Burton-Reeve, to adjourn at 8:23 p.m. Motion carried by unanimous vote.

Respectfully submitted,

Holly Pattavina