

INLAND WETLANDS AND WATERCOURSES COMMISSION
TOWN OF EAST HADDAM
LAND USE OFFICE
REGULAR MEETING MINUTES
June 18, 2013
(Not yet approved by the Commission)

1. CALL TO ORDER: Vice-Chairman Mary Augustiny called the meeting to order at 7:30 p.m. at the Town Grange.

2. ATTENDANCE:

COMMISSIONERS PRESENT: Mary Augustiny, Jennifer Burton-Reeve, Bryan Goff, Daniel Jahne, Susan O'Dell

COMMISSIONERS ABSENT: Randolph Dill

OTHERS PRESENT: James Ventres and 3 members of the public were present.

Ms. Augustiny appointed Ms. Odell to vote in place of Mr. Dill this evening.

3. MINUTES:

Motion by Mr. Goff, seconded by Ms. Burton-Reeve to approve the minutes of the May 21, 2013 regular meeting as presented. Motion carried by unanimous vote.

4. BILLS

Hartford Courant (legal notices)	\$220.55
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Motion by Mr. Goff, seconded by Ms. Burton-Reeve to approve payment of the bill as presented. Motion carried by unanimous vote.

5. FIELD WALK REPORT

It was noted that Ms. Augustiny, Mr. Dill, Ms. Burton-Reeve, and Mr. Ventres attended the Farr, Quinn, Crowley, and Carta walks.

6. WETLANDS PERMIT REVIEW

A) Continued: Carolyn Bowen, 102 Newberry Road, construction of garage and dock with ramp. Assessor's Map 50, Lot 33.

First date: May 21, 2013

Last date: July 24, 2013

No one representing the applicant was present at this meeting. Mr. Ventres reported that the applicant had called and she had to work, so she was unable to attend tonight's meeting.

Motion by Mr. Goff, seconded by Ms. Burton-Reeve, and carried by unanimous vote to continue the application for Carolyn Bowen to the next regularly scheduled meeting.

B) Continued: Steven Crowley, Hickory Lane (Bashan Lake), construction of dock and tree removal. Assessor's Map 57, Lot 98.

First date: May 21, 2013

Last date: July 24, 2013

Mr. Steven Crowley addressed the commission and explained that this property has been in his family since 1966. He has changed his plan to have an EZ dock, which is removable. He stated this is a safer option than what he originally planned. Responsive to inquiry by Mr. Ventres, Mr. Crowley stated this is a floatable unit.

Ms. Augustiny asked if it would require piers, to which Mr. Crowley stated it would not.

Mr. Crowley was looking for a 25-ft. x 5-ft. dock, the size to accommodate an 18-foot boat. The dock would also have an ell of 5-ft. x 20-ft. Ms. Augustiny asked if there would be steps. Mr. Crowley stated there would be a gang plank to extend from the land to the dock.

Mr. Goff questioned the draft of the boat. Mr. Crowley stated it was a Sea-doo boat. Mr. Goff asked about the soundings in that area. Mr. Crowley did not have that information. The commission asked if the ell section could be placed not at the end, but to the side, so that the total area extending into the lake would be a total of 20-feet, rather than 25-feet.

Mr. Ventres stated the second portion of the application is the tree removal. Mr. Crowley showed the location on the map of two dying/leaning trees. Mr. Crowley asked the best way to remove these. The commission instructed him to cut the trees, but leave the roots, to minimize erosion.

Ms. Augustiny stated when the dock was installed and after the work was done, the applicant should submit a photograph to the Land Use Office for the file.

Motion by Mr. Goff to approve the application of Steven Crowley, in accordance with the plans dated June 18, 2013, and as amended this evening, with the trees removed at the base, and with the roots to remain. Motion seconded by Ms. Burton-Reeve, and carried by unanimous vote.

E) Continued: Harvey and Darcey Farr, 2 Porges Road, single family home review. Assessor's Map 26, Lot 47.

First date: May 21, 2013

Last date: July 24, 2013

Mr. Chris Bell, P.E. addressed the commission on behalf of the applicants. Since the last meeting, he had an additional test around the septic system to prove they had over 4-feet of soil in the existing septic area. He also added the 100-foot buffer from the wetland. This area basically encompasses

the entire lot. There was a field walk last Wednesday. After this field walk, he submitted a new plan to Ms. Davidson of Chatham Health District, but she is on vacation this week.

Ms. Augustiny asked if Mr. Ventres had pulled the minutes from the original application. Mr. Ventres reviewed the minutes of the original approval, as well as the original approval letter. He summarized that it had been straightforward. Mr. Ventres also spoke with Dr. Stofko, Town Historian, and this location long ago was home to a silverware factory, as well as a clothespin factory.

Because it was close to the stream, Mr. Ventres forwarded this application to Mr. Brian Curtis, P.E. of NL Jacobson. Mr. Ventres distributed copies of the June 6, 2013 letter, and read it into the record. This letter summarized that the nitrogen dilution calculations were reasonable and met the State drinking water standards at the property lines.

Mr. Goff asked if a house larger than a 2-bedroom could fit on this lot. Mr. Bell stated he would not put more than a 2-bedroom on this lot, since the septic would have to be increased.

Ms. Augustiny asked since most of the lot was already in the review area, what Mr. Bell proposed in the way of mitigation. Mr. Bell stated the lot was essentially already developed, so he had not planned anything for that. Ms. Augustiny inquired about runoff. Mr. Bell responded that there would only be a miniscule amount of runoff, since the area around the building was surfaced with pavers. Mr. Goff asked if Mr. Bell would propose a runoff system. He asked if once the house was built, if there would be gutters on it.

Ms. Augustiny stated she would like to see a layout of the property, the garden, the property line, and anything proposed to be done. Mr. Bell stated this was only an application to split the property.

Ms. Augustiny asked if when they came in for the house permit, if they would have a better plan and layout of the gardens, etc. Mr. Goff asked if the commission would see this application, once the split came in. Mr. Ventres stated they probably would not, once approved. He stated they could add notes that any work must be reviewed by the commission prior to commencement of work.

Mr. Ventres reviewed the plan and the septic system for the existing plan and asked if this would be a proposal for a system that could be installed on this site. Mr. Ventres stated this is a first cut. He stated this plan has erosion control and a nitrogen calculation. Mr. Bell asked why this is a permit, and why they have to get wetlands approval for a free split. Mr. Ventres explained that an approval would be good for 5 years, with the possibility of another 5 year extension, for a total of 10 years.

Mr. Ventres stated the limits of clearing are not on the map. Ms. Augustiny stated she would like to see the gardens, limits of clearing, and where the proposed gutters might be located. She noted that hay bales may be used instead of silt fence in the construction notes. Mr. Goff stated either hay bales or silt fence may be used, and whichever would be the better option should be used.

Ms. Burton-Reeve asked about ledge in the area of the brook. Mr. Bell stated there was ledge along the stream. He noted that there was no other place for the septic. Ms. Augustiny stated it would help if she could see the property boundary a bit better. Mr. Bell stated he would darken the property line.

Ms. Augustiny requested the property boundary, delineation of the cleared area, how to accommodate the roof runoff. She noted that according to the plan, it appears the extension is almost the size of the existing structure, so she questioned runoff.

Motion by Ms. Augustiny, seconded by Mr. Goff, and carried by unanimous vote to continue the application for Harvey and Darcey Farr until the next regularly scheduled meeting.

**D) Continued: Dennis Quinn, applicant, Candace and Colleen Quinn, property owners, 269 Lake Shore Drive, installation of stairway from road to the lake. Assessor's Map 87, Lot 106.
First date: May 21, 2013 Last date: July 24, 2013**

Mr. Dennis Quinn addressed the commission. He explained that when he comes to the street now, he has to go on an angle. He would prefer to cross the road as quickly as possible, since there is a curve in the road. Ms. Augustiny asked if the existing stairs would be removed, to which Mr. Quinn responded affirmatively.

Mr. Quinn stated the new stairway would sit on a couple of piers, with a railing. The material would be pressure-treated wood. Ms. Augustiny asked if there would be any disturbance of the soil. Mr. Quinn stated there would be disturbance for the holes. He would like to clean up the area, since people have dumped debris there for years. He stated he would likely store kayaks, etc. underneath the deck.

TAPE CHANGE (1B)

Ms. Augustiny asked about the existing stairs, and if they were just old wooden stairs, to which Mr. Quinn responded affirmatively.

Mr. Goff asked if the applicant planned to stain or paint the pressure treated wood. Mr. Quinn planned to use raw pressure treated wood.

Motion by Ms. Burton-Reeve to approve the application of Dennis Quinn, per the map dated June 18, 2013, seconded by Mr. Jahne, and carried by unanimous vote.

**E) Continued: Phillip Carta, 19 Clark Hill Road, construction of detached three car garage. Assessor's Map 3, Lot 14.
First date: May 21, 2013 Last date: July 24, 2013**

Mr. Philip Carta addressed the commission and reviewed his proposal for a 3-car detached garage.

Mr. Ventres stated the map presented was an as-built plan for the property. He stated from the field inspection, it was estimated the intermittent stream was approximately 40-feet away, but Mr. Ventres believed it was actually approximately 65-feet away.

Mr. Goff asked if there would be gutters on the garage. Mr. Carta stated if he had to install gutters, he would, but he would prefer no gutters. Ms. Augustiny asked the size of the garage. Mr. Carta stated it

would be a two-story garage, for aesthetic purposes. Mr. Ventres asked how the runoff would flow. Mr. Carta planned to have gravel in the front, and the back would be pitched toward the runoff area. Ms. Augustiny suggested then that there be stone around the garage for runoff. She stated if there was an area that may be a problem for runoff during construction, that some hay bales be used.

Motion by Ms. Burton-Reeve to approve the application of Phillip Carta, per the plans dated May 31, 2013, with the contingency that crushed stone be used around the perimeter of the drip line to accommodate runoff. Motion seconded by Mr. Goff, and carried by unanimous vote.

**F) New: Clark Gates, LLC, property on corner of Warner and A.P. Gates Roads, construction of single family home with activity in the upland review area. Assessor's Map 31, Lot 37.
First date: June 18, 2013 Last date: August 21, 2013**

Mr. Casner addressed the commission on this proposal. This property was formerly owned by John Kennedy, and then it changed hands several times. There would be some work in the wetlands area. He showed the 75-foot setback line, which was in place from the former subdivision. This is a 2.8 acre lot. There will be 1.2 acres of conservation area, which was proposed for mitigation for the work in the upland review area.

Mr. Ventres stated someone qualified to mark the vernal pools should be marked on the plan. It was noted that they should do a title search for the history. Attorney Knapp believed this should be a re-subdivision. Mr. Ventres asked Mr. Casner to let him know when he has had someone mark the vernal pool. Ms. Augustiny asked Mr. Casner to stake the corners of the proposed building for the field walk.

Motion by Mr. Goff to continue the application of Clark Gates, LLC until the next regularly scheduled meeting, and to schedule a field walk. Motion seconded by Ms. Burton-Reeve, and carried by unanimous vote.

**G) New: Town of East Haddam, Haywardville Road and Eightmile River stream crossing, repair of existing twin arch pipe road culverts.
First date: June 18, 2013 Last date: August 21, 2013**

Mr. Roger Nemergut, P.E. and Ms. Beth Lunt, Public Works Administrator addressed the commission. Mr. Nemergut explained that this proposal was on Haywardville Road near Early Road.

Responsive to inquiry by Mr. Goff, Mr. Nemergut stated it would be similar to the culvert on Haywardville Road. The area is over one square mile, so they must deal with an Army Corps of Engineers permit, as well as the DEEP, and Eightmile River Management committee.

Mr. Goff did not believe there would be any migratory fish in this area, but there might be some brook trout here.

Mr. Nemergut stated there would be a 5-inch lift, which will necessitate riprap on the end to avoid erosion. He indicated the State may want them to put a baffle on the end of the pipe. Mr. Nemergut has spoken with several contacts, and they plan to submit to the Army Corps of Engineers later this week. He indicated to them that this would have to be done soon.

Mr. Goff asked if they should wait for low-flow season. Mr. Nemergut stated they should wait for the low-flow season. Because they have twin culverts, he believed it would be a bit easier, since they can close one side, replace one side, and then move to the other.

Motion by Mr. Goff to continue the application for Town of East Haddam, and to schedule a field walk. Motion seconded by Ms. Burton-Reeve, and carried by unanimous vote.

Mr. Gelston, on behalf of the Conservation Commission, asked the maximum of the twin culverts. Mr. Nemergut has the computations, but he stated it was in excess of the 100-year storm. Mr. Ventres believed it was in excess of the 300-year storm, because it did not overflow during the 1982 storm.

Mr. Gelston asked about the culvert. Mr. Nemergut stated this would be a sleeve that would go inside the existing culvert. Ms. Lunt noted that the liner would have structural capacity.

8. IWWC REPORT:

Mr. Ventres received a call today about a backhoe in the water on Lake Hayward.

Mr. Ventres sent an email regarding a meeting regarding the draw down of the lake.

Mr. Ventres stated that he, and Ms. Augustiny are signed up for an upcoming class.

Ms. Augustiny and Mr. Goff both expressed interest in the tracking class, being offered in September, 2013.

9. CONSERVATION COMMISSION INPUT

Mr. Gelston had nothing new to report. Ms. Augustiny asked if the conservation commission received notice of the field walks, to which Mr. Ventres stated they did. He informed Mr. Gelston that he would try to schedule the culvert walk at the end so Mr. Gelston could attend. Mr. Gelston indicated he was interested in the Clark Gates, LLC walk as well.

10. ADJOURNMENT

Motion by Mr. Goff, seconded by Ms. Burton-Reeve to adjourn at 9:05 p.m. Motion carried by unanimous vote.

Respectfully submitted,

Holly Pattavina

u/z/IWWC/min/2013/0618/2013