

**INLAND WETLANDS AND WATERCOURSES COMMISSION  
TOWN OF EAST HADDAM  
LAND USE OFFICE  
REGULAR MEETING MINUTES**

**June 15, 2010**

(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, Bryan Goff, Daniel Jahne

**COMMISSIONERS ABSENT:** Randolph Dill, David Cassenti

**OTHERS PRESENT:** Jim Ventres, Emmett Lyman, and three townspeople were present.

**3. MINUTES:**

**Motion by Mr. Goff, seconded by Mr. Jahne, and carried by unanimous vote to approve the minutes of the May 15, 2010 meeting with the following amendments:**

- **Page 1, Bills – voting: Change “Mr. Jahne” to “Ms. Augustiny”**
- **Page 3, 1<sup>st</sup> paragraph, 4<sup>th</sup> sentence: Change “so” to “but”, and strike “water” from the 8<sup>th</sup> sentence**
- **Page 5, Item B, 3<sup>rd</sup> paragraph, 2<sup>nd</sup> sentence: Change “other” to “north”**

**4. BILLS**

<u>Vendor</u>	<u>Invoice</u>	<u>Amount</u>
Branse (advice re: incomplete applications)		\$29.00

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

**5. PERMITS**

**A) Continued: Shawn Greenlaw, 58 Dogwood Road (MR), construction of garage and addition in the upland review area. Assessor’s Map 76, Lot 40.**

**First date: May 18, 2010**

**Last date: July 21, 2010**

No one representing the applicant was present at this meeting. Mr. Ventres stated he has had a verbal withdrawal from Mr. Greenlaw, but anticipates a written withdrawal of this application. He suggested this application be continued for the formal withdrawal.

**Motion by Mr. Goff to continue the application for Shawn Greenlaw, 58 Dogwood Road (MR), construction of garage and addition in the upland review area until the next regularly scheduled meeting. Seconded by Mr. Jahne, and carried by unanimous vote.**

**B) Continued: Maris Wacs, property owner, Philip Michel, applicant, 97 Bone Mill Road, construction of a single family residence with activity in the upland review area. Assessor’s Map 3, Lot 6.**

**First date: May 18, 2010**

**Last date: July 21, 2010**

No one representing the applicant was present at this meeting.

Mr. Ventres stated that the applicant's engineer, Mr. Doane, called him this afternoon to inform him that the applicants have possibly changed their mind with respect to the plans. Mr. Doane requested a continuation.

**Motion by Mr. Goff to continue the application for Maris Wacs, property owner, Philip Michel, applicant, 97 Bone Mill Road, construction of a single family residence with activity in the upland review area until the next regularly scheduled meeting. Seconded by Mr. Jahne, and carried by unanimous vote.**

## **6. SUBDIVISION REVIEW**

**A) Application 10-04, Averum Sprecher, Parker Road, subdivision review for a proposed 3-lot subdivision. Assessor's Map 29, Lot 19 First date: April 20, 2010 Last date: June 23, 2010**

Mr. Sprecher, Attorney Scott Jezek, and Mr. Richard Couch were present. Attorney Jezek addressed the Commission on behalf of the Commission.

Mr. Ventres stated a wetlands inspection was done last night. It was noted that Ms. Augustiny, Mr. Goff, Mr. Jahne, and Mr. Ventres attended this site walk. Mr. Richard Snarski went on site today with Mr. Ventres. Mr. Ventres reported that Mr. Snarski augered the soil at the area in question, and there was no mottling at 19-inches or shallower. At wetlands flags 352 to 357, Mr. Snarski augered the area, and determined that the area had Woodbridge soils around it, but the area flagged was a wetlands soil.

Mr. Richard Couch, P.E. addressed the Commission. He reviewed the proposal for the approximately 65-acre parcel. The proposal was for four new building lots, the first lot being a free split, and a fifth lot to be undeveloped.

Mr. Couch reviewed the test pit data. He stated that Mr. Weaver surveyed the site. Individual lots were shown on the plans, as were the wetlands and upland review areas. He stated they have respected the upland review areas on all lots. The only thing that would enter the upland review area at all would be one of the well arcs. The driveways were shown on the plans. He reviewed the drainage on the lots. He outlined the limits of disturbance on the plans.

Mr. Couch stated that many test pits were done, and the building squares were shown. Perc tests were completed at each test pit. On Lots 3 and 4, Mr. Couch showed the driveways. The limits of disturbance were shown for these lots as well. All of the drainage will be recharged into subsurface areas. Rather than riprap the transition area, Mr. Curtis of NL Jacobson, as well as the Public Works director, had suggested new pipes. Mr. Couch reviewed the plan for new catch basins. A riprap basin would be placed to accept the water.

Ms. Augustiny asked if there would be slopes on any of the driveways. Mr. Couch stated that there would be approximately 4% grades for Lots 3 and 4. He stated the stone wall is still intact, and he believed the runoff was from the road.

Mr. Jahne asked about the runoff they observed during the site walk. It was noted that the runoff was between Lots 2 and 3. Mr. Ventres asked that Mr. Couch review the grading for drainage and flow after the vegetation was changed. Mr. Couch believed they had addressed the drainage for what was proposed. He stated if someone changed the design of the house, size, or shape at the time of individual site plan review, they might have to readdress drainage.

Ms. Augustiny asked what would happen when the stone wall is cut and driveways are installed. Mr. Goff agreed that this was a good point, and he believed that Mr. Snarski could comment on this. Mr. Couch reviewed the flow direction. Mr. Goff indicated the stone walls act as a barrier, and if those are removed, they no longer would block any flows. Mr. Goff stated he needed Mr. Couch and Mr. Snarski to document that the drainage would not be affected by the driveways and cuts in the stone walls.

Mr. Goff asked if the driveways would be paved. Mr. Couch stated they had proposed a bituminous entrance. Mr. Couch stated they would have a silt fence, and he did not think the removal of the wall would not result in sediment or erosion. Mr. Goff suggested that the silt fence should be backed with hay bales. Ms. Augustiny stated as far as field walks for

proposed house sites went, this was one of the worst sites for invasive species she has walked. She believed it would take a bulldozer to clear out the invasives.

Mr. Jahne asked if the owner of Lot 2, or another property owner, decided to mow to the wetlands, how that would affect the area. Mr. Couch stated they have designed the lots to show sufficient buffer. He stated anyone wishing to mow that area would have to come back and ask for permission to clear additional area. Mr. Ventres stated if someone cleared on the front side, flows would go toward the road. If they cleared toward the back, it would go to the wetlands. He stated the Commission typically asks for a note to be added to the plans that no activity shall occur without prior review and approval from the Commission.

Mr. Ventres distributed a letter dated June 15, 2010 from Mr. Brian Curtis of NL Jacobson. He read into the record excerpts from pages 2 and 3 of this letter. Mr. Ventres stated that Mr. Curtis will evaluate the new drainage plans. Mr. Ventres stated that the end of the drainage system was probably the only activity that neared the upland review area.

Ms. Augustiny asked that Mr. Curtis look at the limits of clearing, and include the clearing from the houses down to the wall as part of the clearing. She stated she could not imagine anyone building a house there without bulldozing the area. She noted that the area was covered with bittersweet, poison ivy, etc.

Attorney Jezek asked if the road would be an issue for the Planning & Zoning Commission. After a brief discussion, Mr. Ventres stated that if this was brought to the P&Z for acknowledgement, they could set a public hearing.

Attorney Jezek commented that Lot 4 was shown basically as a courtesy. He stated this lot was not going to Planning & Zoning, and he asked if his client could move forward with this lot. Mr. Ventres noted that this lot would not come before the Commission. Mr. Goff added that this lot was not part of the application.

Mr. Ventres suggested sending the plans to Mr. Curtis so they can move forward with the application.

Tape change (1B)

Ms. Augustiny asked about the outlet on the East Haddam Land Trust land. She believed that Mr. Couch needed to show more clearing from the house site to the road. Mr. Ventres stated that this wetland was very small. He asked if the Commission wanted to tell property owners they had to keep the invasive species in their front yards. Mr. Goff wanted Mr. Snarski to comment on the quality of the wetland before the Commission made a decision about that. Mr. Ventres asked that the applicant work toward this. Mr. Ventres suggested this might be a good area for a rain garden.

Mr. Couch stated the issue he saw with small pockets of wetlands in someone's front yard, would be that it would be an enforcement nightmare. Mr. Goff responded that if Mr. Snarski reported to the Commission that this was a low quality wetland, as well as his concerns and suggestions, the Commission would take this into consideration.

It was noted that by the next meeting, the culverts, etc. should be resolved. The applicant will take this application to the next P&Z meeting for acknowledgment as well.

**Motion by Mr. Goff to continue Application 10-04, Averum Sprecher, Parker Road, subdivision review for a proposed 3-lot subdivision until the next regularly scheduled meeting. Seconded by Mr. Jahne, and carried by unanimous vote.**

## **7. IWWC ENFORCEMENT OFFICER'S REPORT**

Mr. Ventres stated he received a letter today from the DEP. It was a complaint regarding Shagbark from January, and the DEP's letter was dated June 10. Mr. Ventres and Mr. Puska will go tomorrow to meet with Mr. Hunt at Shagbark. Ms. Augustiny believed that the trailers were migrating closer to the brook. Mr. Ventres stated he will look at that as well.

Mr. Ventres distributed the year-to-date budget. Ms. Augustiny asked about the legal ad line. Mr. Ventres stated that the Hartford Courant now requires that they publicize legal notices in two zones. The Commission briefly discussed the line items of the budget.

Mr. Jahne asked if the proposals for Sunrise went through, if they would go to the Town's sewer plant. Mr. Ventres stated they would not, as the area in which Sunrise is located was set up as an area of conservation; therefore, it would not have sewer lines.

## **8. DISCUSSION**

### **A) Eightmile River Watershed – stream crossing guidelines**

It was noted that this topic was discussed during the Commission's recent workshop meeting. Mr. Ventres is working on these guidelines. The Commission discussed the possibility of reviewing other regulations when this guideline goes to public hearing.

Ms. Augustiny stated the ordinance should be changed at the same time to not be required to have a member of the Conservation Commission.

### **B) General regulations**

Nothing to discuss

## **9. ADJOURNMENT**

**Motion by Mr. Goff to adjourn at 8:50 p.m., seconded by Mr. Jahne, and carried by unanimous vote.**

Respectfully submitted,

Holly Pattavina