

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

July 20, 2010

(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, David Cassenti, Randolph Dill

COMMISSIONERS ABSENT: Bryan Goff, Daniel Jahne

OTHERS PRESENT: James Ventres and five townspeople were present.

3. MINUTES:

Motion by Ms. Augustiny, seconded by Mr. Cassenti, and carried by unanimous vote to approve the minutes of the June 15, 2010 meeting as written.

4. BILLS

<u>Vendor</u>	<u>Invoice</u>	<u>Amount</u>
NL Jacobson (Parker Road subdivision)	72658	\$880.24
Hartford Courant	2541	160.41
NL Jacobson (Culvert analysis)	72479	127.80
NL Jacobson (97 Bone Mill Road, #2)	72659	169.35
Branse, Willis, and Knapp (Mellon)	1259.00217	14.50

Motion by Ms. Augustiny to pay the bills as presented, subject to review of the \$127.80 NLJ bill by Mr. Ventres once he determines for what project this bill is. Motion seconded by Mr. Cassenti, and carried by unanimous vote.

5. PERMITS

Mr. Dill noted that the Commission conducted field inspections last evening. The following visits were attended as follows:

Koste application – Mr. Dill, Ms. Augustiny, Mr. Ventres were present

Mooney application – Ms. Augustiny, Mr. Ventres, Mr. Jahne, Mr. Dill were present

Kollar application – Ms. Augustiny, Mr. Jahne, Mr. Dill were present

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 received a written withdrawal for this application.

Motion by Ms. Augustiny to accept the withdrawal of the application for Shawn Greenlaw, 58 Dogwood Road (MR), construction of garage and addition in the upland review area. Seconded by Mr. Cassenti, 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

Mr. Bob Doane, PE addressed the Commission on behalf of the applicant. They added a conservation easement, and revised the plans. They received a review letter from Mr. Brian Curtis, wherein he recommended a rain garden. Mr. Doane explained that he sized the area for a rain garden. Mr. Doane stated he would follow the guidance of the UCONN planting guide for plantings.

Mr. Dill asked the reason for the two rain gardens proposed. Mr. Doane stated he did not want to overwhelm the yard with the rain garden to one side. He asked if they could have the flexibility to split the rain garden, it would be better for the parcel.

Mr. Ventres read Mr. Curtis' comment from his June 15, 2010 review letter regarding the rain garden. Mr. Ventres stated he has reviewed several changes to rain gardens in the past, and as long as the applicant has the volume required, it should be acceptable.

Ms. Augustiny asked if the conservation area was at the top of the slope. Mr. Doane stated it was, and he outlined the area on the plan. Ms. Augustiny asked if it went through the wetland at one point, to which Mr. Doane stated he could put a jog into the conservation area. Mr. Ventres commented that straight lines were easier to put in, and to monitor. Ms. Augustiny voiced concern about the conservation area going into the wetland. Mr. Ventres suggested they could use their standard language for tagging.

Mr. Marc Marderosian addressed the Commission (Ms. Wacs' fiancé). He voiced concern about dumping of debris over the slope, and informed the Commission that they did not put that material there. He stated they were willing to commit the area to conservation, and they would clean up the debris on their own. He stated that one point on the slope, nothing grows because of the shade. He voiced concern about erosion near wetland flag #11. He stated they would like to put in plantings and a seating area. He stated they would like to install a wooden deck on piers. He proposed a deck between 215-220 square feet. The proposed area was south of the old shed and patio, and just west of wetland flags 11 and 12. He stated it would be built over the area in which nothing will grow.

Mr. Marderosian stated they have this parcel, as well as the parcel across the street. He asked if it would be possible to have their property taxes reduced to reflect the conservation. Mr. Dill stated that would be a question for the Assessor's Office.

Mr. Marderosian inquired if there would be a place that he could put grass clippings, as the area was a lot to mow. Ms. Wacs stated they would not compost the material. Mr. Dill suggested the clippings could be composted. Mr. Ventres stated the rain garden looks at top dressing of mulch, etc. He stated as long as it is put on lightly, the clippings would help. Mr. Dill cautioned against how much material was put in the rain garden, as it could suffocate the plants.

Mr. Dill stated he did not see any problem with a deck south of the old shed and patio, just west of wetland flags 11 and 12., as long as it did not intrude into the wetlands. As far as plantings, he stated if they were concerned about erosion, plantings were better for stabilization.

Ms. Augustiny suggested the Commission go back out and look at this area. Mr. Dill suggested, since this is new to this application that the Commission should go back out and look at this area. However, they would need to have a request for extension from the applicant. Mr. Marderosian thanked the Commission for allowing them to continue the application. He stated he would draw up a plan for the proposed deck.

Ms. Wacs stated they had the area staked already. Mr. Doane will prepare information for the Commission. Mr. Marderosian stated he would like to clean up the area with the debris. Mr. Dill stated that if machinery were to be used, they would need silt fencing to control erosion, etc. He stated when they go out for the site walk, the Commission could likely give the applicants some ideas.

Motion by Ms. Augustiny to accept the request for extension, to schedule a fieldwalk, add the request for the deck, and 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. Cassenti, and carried by unanimous vote.

C) New: Wolf Koste, 155 East Shore Drive, construction of addition within the upland review area. Assessor's Map 80, Lot 390.

First date: July 20, 2010

Last date: September 22, 2010

Mr. Koste addressed the Commission, and explained his proposal for an addition, half of which would be in the upland review area. There would be a new porch as well. Mr. Dill noted for the record that all of this additional construction, deck, and porch would be on the south side of the house.

Ms. Augustiny stated the line of the extension would be in the same direction as the existing deck. It would not be any closer to the deck. The addition and the deck would be constructed on piers. The deck would be to the south.

Mr. Koste stated one tree might have to come down, and some plantings might have to be moved a bit. There would be no additional bedrooms.

Mr. Dill stated after the construction is completed, and the gutters area installed, if there is any erosion, the applicant may need to reinforce the area with material. He stated since this is the first meeting, the Commission cannot act on the application. He stated the applicant did not need to appear at the next meeting.

Motion by Mr. Dill to continue the application for Wolf Koste, 155 East Shore Drive, construction of addition within the upland review area. Seconded by Mr. Cassenti, and carried by unanimous vote. .

D) New: Raymond Lefoll, applicant, Rita Maloney, property owner, 201 East Shore Drive, construction of steps, retaining wall, patio, and dock, with activity in both the upland review area and wetlands area. Assessor's Map 80, Lot 401.

First date: July 20, 2010

Last date: September 22, 2010

Mr. Raymond Lefoll addressed the Commission. He explained that they would like to excavate 2 ½ or 3 feet of the existing grade to the basement. They would like to install a sliding door in their basement, and to have a “sunken garden”. He stated there is not a lot of material that would need to be removed, and the area would be covered with a patio paver. He showed photographs of the type of pavers they proposed. As you go away from the structure, the material to be excavated would be approximately 18-inches.

Mr. Dill recalled at the site walk, the retaining wall would meet the grade. Mr. Dill asked if the applicant anticipated installing any type of drainage, as this area would be pretty much self contained. Mr. Lefoll proposed a 4-inch PVC pipe that would run on each side, and would daylight.

Tape Change (1B)

Ms. Augustiny asked if the material would be stockpiled on site before being removed. Mr. Lefoll stated it would be removed as they excavate. He added that there would be silt fence to prevent any erosion.

Mr. Dill stated the second part of this application is the dock. Mr. Lefoll distributed product sheets for a dock. He proposed a 4x12 section, another 4x12, and then two 6x10s. He added the depths. At 24’ feet, the water was 30-inches. At the furthest point on the dock, he stated the depth was approximately 4-feet, although he did not get into the water to check it.

Mr. Lefoll stated he would prefer to be able to step from the dock into a boat, rather than walk through the water to get into a boat, as his neighbor does. The applicant and the Commission discussed drafts of boats.

Mr. Dill believed the 40-foot extension into the lake was too much. He did not believe the applicant needed a 4-foot depth for boat draft. Mr. Lefoll stated if they brought it back to the next section, it would be 30-inches. Mr. Dill believed that would be sufficient.

Mr. Lefoll stated the dock would be put in the water in the spring, and taken out in the fall.

Mr. Dill informed the applicant that the Commission could not act at this meeting. Ms. Augustiny stated she would like to have the applicant draw the dock location on the plan. Mr. Lefoll stated he would have Mr. Weaver draw this. Mr. Ventres asked that he also have Mr. Weaver add the two pipes.

Motion by Mr. Dill, seconded by Ms. Augustiny, and carried by unanimous vote to continue the application of Raymond Lefoll, applicant, Rita Maloney, property owner, 201 East Shore Drive, construction of steps, retaining wall, patio, and dock, with activity in both the upland review area and wetlands area..

E) New: Richard Mihok, applicant, Kip and Mar Kollar, property owners, 7 Connecticut River Road, replacement of existing dwelling, and installation of new well and leach field. Assessor’s Map 8, Lot 4.

First date: July 20, 2010

Last date: September 22, 2010

Mr. Richard Mihok addressed the Commission. This proposal was to remove the existing dwelling, which is on piers, and to replace it with a structure with a crawl space.

Ms. Augustiny noted that this area was all in the flood zone. Mr. Mihok stated the soils were alluvial soils. Mr. Mihok stated the amount of excavation would be very small. Ms. Augustiny noted that the new house was larger than the old house. Mr. Mihok stated the new house would not encroach any more than the existing

house, as any water that came up would enter the crawl space area. Mr. Dill asked how high off the ground the floor would be, to which Mr. Mihok stated it would be approximately 4-feet.

Mr. Mihok stated they would have to do some hand work to remove the docks, and to handle the riprap. Mr. Ventres stated the DEP has been surveying the river for activity since 1982. Any new work since then, the DEP has been giving the owners the option to try to get a permit, or to remove the structures.

Ms. Augustiny questioned a black pipe she observed during the site walk. Mr. Mihok and Mr. Ventres will look into this. Mr. Mihok stated they did not plan to use the pipe.

Ms. Augustiny asked if they could drill a well in the floodplain, to which Mr. Ventres stated they could. Mr. Dill questioned why they proposed a basement, rather than just piers. Mr. Mihok stated the proposal was for a 2-story house, so it would not be wise to build a 2-story house on piers.

Ms. Augustiny asked if this had to go to the Gateway Commission. Mr. Ventres stated when this comes to them, it will be sent to the Gateway Commission.

Mr. Dill noted that the Commission could not act on this application tonight. Mr. Ventres indicated that he still has to send this to Mr. Curtis at NLJ. Mr. Mihok suggested Mr. Ventres wait to send this to NLJ until he makes the revisions.

Motion by Mr. Dill, seconded by Ms. Augustiny, and passed unanimously to continue the application of Richard Mihok, applicant, Kip and Mar Kollar, property owners, 7 Connecticut River Road, replacement of existing dwelling, and installation of new well and leach field.

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

No one representing the applicant was present this meeting. Mr. Ventres reported that Attorney Scott Jezek called him this afternoon, and asked if they could continue this application again. Mr. Ventres noted that because it is a subdivision review, there is no timeline. The Commission briefly discussed water flows, etc.

Motion by Ms. Augustiny 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. Cassenti, and carried by unanimous vote.

7. IWWC ENFORCEMENT OFFICER'S REPORT

Mr. Ventres received a letter from Elaine Woods, 407 Hopyard Road, who requested a 5-year extension for putting the pipes in the brook. Mr. Ventres indicated that Ms. Woods has contacted the DEP regarding water problems running down Millington Green Road.

Motion by Mr. Dill, seconded by Ms. Augustiny, to grant the 5-year extension for Elaine Woods, 407 Hopyard Road, wetlands crossing for a driveway. Motion passed by unanimous vote.

Mr. Ventres read into the record a letter from David and Margo Viggiano for a 5-year extension for the proposed driveway, Sheepskin Hollow Road, Subdivision Map for Lot #7 dated 8/9/05.

Motion by Ms. Augustiny to extend the wetlands permit on the Dale King subdivision, Sheepskin Hollow Road, for the proposed driveway, for a period not to exceed five years. Seconded by Mr. Cassenti, and carried by unanimous vote.

Mr. Ventres reported that the Goodspeed was working on three of the four sites for the actor housing. They have been doing testing, etc. The Goodspeed officials believe they will occupy the housing by November, 2010. Ms. Augustiny asked what happened on the Creamery Road flood plain issue. Mr. Ventres stated the Goodspeed did not get the deviation from the DEP.

Mr. Ventres reported that he and Mr. Puska went to Shagbark regarding the DEP complaint from January. Shagbark has a pile of stumps, underneath the power lines, in open air. Mr. Ventres stated as long as the stumps are not buried, it is a non-issue. Mr. Ventres informed Shagbark that everything had to be removed from the west side of the buildings bordering Succor Brook, and remove the items by September 1, 2010.

8. DISCUSSION

A) Eightmile River Watershed – stream crossing guidelines

Mr. Dill stated he has not had a chance to read the document from Peter Hughes yet. Mr. Ventres stated as far as P&Z, they have to make some minor changes to text. Ms. Augustiny believed we were already doing what was in this document. Mr. Ventres confirmed that we are. Mr. Ventres referred the Commission to page 20 of the document. He made a proposed change, and sent it to Attorney Branse for review. Attorney Branse is currently on vacation, so Mr. Ventres will have to wait until he returns from vacation.

Ms. Augustiny questioned “aquic” as listed on page 2 in bold. Mr. Ventres will bring in the book he took this from. Grammatical changes were made to pages 8, 20, 26, 33

Ms. Augustiny asked if the applications were on the website. Mr. Ventres stated he gave the people who are maintaining the website the forms, and they have been loading data one group at a time.

Mr. Dill stated the Commission would have to have a public hearing. Since the meetings have been relatively light, they could do it during a regular meeting. The Commission needs to have the final draft before scheduling a public hearing.

Ms. Augustiny suggested changing the ordinance regarding Commission members at the same time.

B) General regulations

Nothing

9. ADJOURNMENT

Motion by Ms. Augustiny to adjourn at 9:29 p.m., seconded by Mr. Cassenti, and carried by unanimous vote.

Respectfully submitted,
Holly Pattavina

