

**EAST HADDAM INLAND WETLANDS AND WATERCOURSES COMMISSION**  
**REGULAR MEETING MINUTES**  
**December 18, 2007**  
**(Not yet approved by the Commission)**

**1. CALL TO ORDER**

The meeting was called to order at 7:05 p.m. by Chairman Randolph Dill at the Town Grange.

**2. ATTENDANCE**

**Members Present:** Randolph Dill-Chairman, Mary Augustiny, Jennifer Burton-Reeve, Bryan Goff, Dan Jahne

**Members Absent:** Wendy Goodfriend

**Others Present:** James Ventres, Emmett Lyman, Christopher Bell, P.E.

**3. MINUTES**

**Motion by Ms. Augustiny to approve the minutes of the November 20, 2007 regular meeting as presented. Seconded by Mr. Jahne, and carried by unanimous vote.**

**4. BILLS**

<u>Vendor</u>	<u>Invoice</u>	<u>Amount</u>
Hartford Courant (legal notices)	5389	\$ 47.30
Penelope Sharp (Broder)	11-20-07	360.00
Shoreline Newspaper (legal notices)	2239567	41.48
NL Jacobson (Salmon River Estates, general review)	13950	988.05
Branse, Willis, & Knapp (Mellon)	12-1-07	29.00

**Motion by Mr. Goff to pay the bills as presented. Seconded by Ms. Augustiny, and carried by unanimous vote.**

**5. PERMITS**

**A) Continued: Town of East Haddam, Phase II, proposed storm drainage on Pilgrim Way, Lake Hayward.**

No one representing the applicant was present at this meeting. Mr. Ventres stated that Mr. Roger Nemergut requested a continuance.

**Motion by Mr. Goff to continue the application for the Town of East Haddam, Phase II, proposed storm drainage on Pilgrim Way, Lake Hayward, until the next regularly scheduled meeting. Seconded by Mr. Jahne, and carried by unanimous vote.**

**B) Continued: Lori Soltis, 10 Leesville Road, construction of 3 car garage in the upland review area. Assessor's Map 55, Lot 59.**

**First date: November 20, 2007**

**Last date: January 24, 2008**

No one representing the applicant was present at this meeting. Mr. Ventres noted that the field walk that had been scheduled for this application was canceled due to inclement weather.

**Motion by Ms. Augustiny to re-schedule a field walk and to continue the application for Lori Soltis, 10 Leesville Road, construction of 3-car garage in the upland review area until the next regularly scheduled meeting. Seconded by Mr. Goff, and carried by unanimous vote.**

**C) New: Walter and Jeanne Liska, 320 Tater Hill Road, construction of garage in the upland review area. Assessor's Map 32, Lot 10.**

**First date: December 18, 2007**

**Last date: February 21, 2007**

No one representing the applicant was present at this meeting. Mr. Ventres presented the plan for a proposed two-car garage.

**Motion by Ms. Augustiny to schedule a field walk and to continue the application for Walter and Jeanne Liska, 320 Tater Hill Road, construction of garage in the upland review area until the next regularly scheduled meeting. Seconded by Mrs. Burton-Reeve, and carried by unanimous vote.**

**D) New: G.C.S. Land Development, Haywardville Road, construction of single-family residence and driveway in the upland review area. Assessor's Map 80, Lot 465.**

**First date: December 18, 2007**

**Last date: February 21, 2007**

No one representing the applicant was present at this meeting. Mr. Ventres presented the plan to the Commission. This lot was located on Haywardville Road, and was comprised of 11 acres. It was part of a subdivision from the 1970's. He stated that 100% of the activity was within the upland review area. Mr. Dill asked if there was any opportunity for the activity outside of the upland review area, to which Mr. Ventres responded there was not.

**Motion by Mr. Goff to schedule a field walk and to continue the application for G.C.S. Land Development, Haywardville Road, construction of single-family residence and driveway in the upland review area until the next regularly scheduled meeting. Seconded by Mr. Jahne, and carried by unanimous vote.**

**E) New: Ellen Hixt, Petticoat Lane, culvert crossing to access property for construction of a new home. Assessor's Map 28, Lot 7.**

**First date: December 18, 2007**

**Last date: February 21, 2007**

Mr. Christopher Bell, P.E., addressed the Commission on behalf of the applicant. He stated his client resided in California. He understood that a field walk had been done previously. Test pits were done by Mr. Roger Nemergut previously.

Ms. Augustiny asked if this was a pre-existing lot. Mr. Ventres stated this lot existed prior to zoning, but he would bring the information for the next meeting. He stated this property was located diagonally across the road from the Helmboldt conservation easement.

Mr. Bell explained that this parcel had 7.7 acres. There were two wetland systems, which he showed on the plan. According to the USGS map, there was approximately 139 acres of drainage area above the parcel. He proposed two 24-inch pipes for a culvert. He stated he designed the system for a 10-year storm, but it would also handle a 25-year storm event. Ms. Augustiny asked if this system hugged the property line. Mr. Bell responded that it did not, but that he wanted to stay away from the rock wall. Mr. Jahne questioned the pipe length, to which Mr. Bell responded it would be approximately 30-feet. The area would have a level spreader. Mr. Dill inquired how much fill would be necessary. Mr. Bell stated that it would be approximately 5-feet over the pipe, and then taper to the edges. The area was 10-feet wide.

Ms. Augustiny asked what was proposed for restoration of the wetlands that would be disturbed. Mr. Bell stated that the only disturbance would be the driveway and level spreader areas. He stated there would be a grass or cedar mulch covering for the level spreader.

Mr. Dill inquired about the total area of wetlands disturbance, to which Mr. Bell responded it would be 3,848 square feet. Mr. Dill asked if there was a possibility of getting an agreement with the adjacent property owner in order to skirt the wetlands. Mr. Bell stated he asked the owner about this, but was told this was not an option. Mr. Dill stated he would want to see proof of when the applicant talked to the neighbor, etc.

Mr. Dill asked if this applicant was building this house for himself or herself. Mr. Bell stated that the applicant did not plan to live here, but planned to build a house and sell it. Mr. Dill asked if this parcel connected to the Gometz open space area. Mr. Ventres noted that the very back part of the property did connect.

Mr. Dill asked if this property has been field walked. Mr. Ventres noted that the Commission did, but that he had not attended the walk. Most Commission members did not recall this property.

Mr. Bell asked if it would be decided now or at the next meeting about whether this would go to public hearing. Mr. Dill stated he would like to walk the property and see the wetland area first. He would also like to hear what the discussion was with the neighbor.

Mr. Goff asked if the wetlands were flagged. Mr. Bell stated there were some wetland flags, but many have blown away. Mr. Bell asked if he needed to be present for the field walk. Mr. Goff and Mr. Ventres both stated it would be helpful.

Ms. Augustiny asked if the septic was located right at the 100-foot line, to which Mr. Bell responded affirmatively. He stated that no fill would be required for the septic, as the soils were ideal for the septic area.

Mr. Goff stated if the back part of the property connected to the Gometz open space, they would need to review this. He recalled that box turtles were present, and Mr. Gometz had to modify the stonewalls, etc.

Mr. Dill stated when the Commission walks this property, they should think about whether a public hearing would be necessary or not.

**Motion by Mr. Dill to schedule a field walk and to continue the application for Ellen Hixt, Petticoat Lane, culvert crossing to access property for construction of a new home until the next regularly scheduled meeting. Seconded by Mrs. Burton-Reeve, and carried by unanimous vote.**

## 6. SUBDIVISION REVIEW

**A) Continued: Application 07-06, Prudence Allen, 41 Dolbia Hill Road, subdivision review for a proposed 2-lot subdivision. Assessor's Map 34, Lot 4.  
First date: November 20, 2007 Last date: January 24, 2008**

No one representing the applicant was present at this meeting. Mr. Ventres presented the plan, and noted that the field walk had been canceled. Mr. Nemergut had requested a continuance. Mr. Ventres noted that this would be a re-subdivision, as this parcel had been a free-cut from the Robinson subdivision. He stated the wetlands were located off the property, but the Commission was seeing this because the applicant was applying for a subdivision.

**Motion by Mr. Goff to re-schedule a field walk and to continue Application 07-06, Prudence Allen, 41 Dolbia Hill Road, subdivision review for a proposed 2-lot subdivision until the next regularly scheduled meeting. Seconded by Mrs. Burton-Reeve, and carried by unanimous vote.**

## 7. DISCUSSION

### A) File requirements

Mr. Dill stated with the middle school conversion, they should discuss and come up with a policy of how much information needed to be kept. Mr. Ventres stated he has done some work on the files, and purged some old records.

Mr. Dill asked if the mylars were kept in the Town Clerk's office, to which Mr. Ventres responded affirmatively.

It was decided that Mr. Ventres would bring a listing of what the State legally required them to keep, and that they would work on a policy for record retention.

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

### **A) Shagbark**

Mr. Ventres brought the plans that NL Jacobson had prepared for Shagbark, as well as Mr. Bob Weaver's plan that he had prepared for Shagbark. It was noted that the major issue was that the back parking lot was not done.

Mr. Dill asked how much of what had been planned had actually been done. Mr. Ventres stated they still have box trucks, which they had before; however, they do not have the lumber storage bins. Mr. Dill stated if Shagbark is not using more than they were, he had less of a problem with them finishing the work.

Mr. Ventres stated that the plan called for an island bump out area. The original plan called for a wider stormwater management swale, but Mr. Hunt extended the parking lot into the swale. Therefore, the swale is steep and doesn't allow grasses to grow in it. In addition, they do not have berms inside the swale to slow the water. Mr. Ventres stated they should not mow the area down to the base in the fall.

Mr. Dill believed the solution was to cut back the pavement for a buffer. Mr. Ventres stated they could cut it back, or they could have the engineer look at the sides to create the same 3:1 slope. Mr. Goff stated the area west of the drainage needed to be evaluated.

Mr. Dill asked what the Commission could do to bring this to resolution. Mr. Ventres stated there was also the issue of septic. He stated the first step for the Commission would be to write a letter to Shagbark, which he could draft and bring to the next meeting. Mr. Dill stated he did not want to be unreasonable, but there were limitations. He believed this Commission has been reasonable with Mr. Hunt.

Mr. Dill stated the Commission needed to send a letter to Shagbark, and he would like to see the issues resolved by April. He would like a schedule for completion of the front of the parking lot, as well as the back section. Ms. Augustiny believed the front area was the most critical. Mr. Ventres stated in the spring, the back area would be a concern as well. Mr. Ventres commented that because the area was paved, the runoff was at least clear; however, it could be maintained more effectively.

Mr. Dill instructed Mr. Ventres to draft a letter to Shagbark and to send it to Attorney Branse for review.

## **9. COMMUNICATIONS**

Mr. Ventres distributed a letter from Attorney Scott Jezek, which was an invitation from the Goodspeed Opera House to send a liaison to periodically meet with them on their plans. He informed the Commission that he has sent this to Attorney Branse to see if this would create a conflict. He noted that the P&Z Commission had the same questions, and suggested Mr. Ventres attend the meetings as staff. Mr. Ventres distributed a letter from Attorney Branse.

Mr. Ventres distributed to the Commission the Connecticut Environmental Review Teams annual letter.

Mr. Dill stated there was a copy of the 2008 meeting schedule included in everyone's packet.

Mr. Dill stated there had been a memorandum from the Selectman's office, appointing Mr. Emmett Lyman as the liaison. Ms. Augustiny noted that the first selectman was an ex-officio of all commissions, and as such, could comment on anything, on any board or commission.

Mr. Dill asked Ms. Augustiny to give the Commission a monthly update, as the liaison for the Open Space Committee.

## **10. ADJOURNMENT**

**Motion by Mr. Goff to adjourn at 8:18 p.m. Seconded by Mrs. Burton-Reeve, and carried by unanimous vote.**

Respectfully submitted,

Holly Pattavina