

**TOWN OF HADDAM  
INLAND WETLANDS COMMISSION  
COMMUNITY CENTER  
11 CANDLEWOOD HILL ROAD, HIGGANUM, CT 06441  
REGULAR MEETING  
TUESDAY, 20 FEBRUARY 2024  
UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

A	Paul Best
A	Curt Chadwick
A	Jeremy DeCarli, Chairman
X	Gail Reynolds
X	Joe Stephens
X	Mark Stephens, Secretary
X	Tom Worthley, Vice Chairman
A	David Costa, Alternate
X	Leon Mularski, Zoning and Wetlands Enforcement Officer
X	Bunny Hall Batzner, Recording Clerk

**1. Call to Order & Attendance/Seating of Alternates**

Mr. Worthley, Acting Chairman, called the meeting to order at 7:04 p.m.

Attendance was taken and all regular members were seated.

**2. Election of Officers**

Mr. Worthley read the ballot of nominated officers: Jeremy DeCarli, Chairman; Tom Worthley, Vice Chairman, and Mark Stephens, Secretary.

**MOTION:** Gail Reynolds motioned to allow the chairman to cast one vote for the ballot as presented. Mark Stephens second. Motion carried unanimously.

Congratulations Jeremy, Tom, and Mark!

**3. Additions/Corrections to the Agenda**

**MOTION:** Mark Stephens motioned to amend the agenda by moving Item #2 Election of Officers to be heard after Items #4a and 4b have been presented. Tom Worthley second. Motion carried unanimously.

**3. Public Comment**

There were no comments from those members of the public in attendance.

**4. New Business**

**a. Application for Work to be done in Upland Review Area for Age Restricted Townhouse Units and Associated Drainage, Utilities, and Septic Systems at 1548 and 1556 Saybrook Road. Applicant: MCAP Sabine Pointe LLC and MCAP Clarkston OPCO LLC**

John W. Knuff, Esq., Kevin Willis, Senior Vice President of Development MCAP Advisors, Bob Barneschi, P.E., WMC Consulting Engineers, were present.

Mr. Knuff, representing both applicants, reported the proposal pertains to the property where the Saybrook at Haddam n/k/a Commonwealth Senior Living at Haddam is currently located at 1556 Saybrook Road. Using a map, Mr. Knuff pointed out the 1556 Saybrook Road parcel (stretches from Saybrook Road to Camp Bethel Road) as well as the 1548 Saybrook Road parcel (currently owned by the other applicant).

The proposal calls for the construction of 14 townhouses each at 1548 and 1556 Saybrook Road. Mr. Knuff noted that the townhouses at Camp Bethel Road are not relevant to the application, but did include them because the property runs along Saybrook Road. Mr. Knuff stated they are proposing work within the upland review area entirely and that there will be no work within a wetland or watercourse itself. Mr. Knuff noted some of the septic systems for 1548 Saybrook Road will be located in the upland review area.

Mr. Willis stated the concept is patio homes, age restricted living with a duplex type layout with 1,400 to 1,600 square foot accommodations and a clubhouse (4,000 square feet) to support the community with amenities. Mr. Willis stated he believes the proposal to be a perfect complement for the continuum of the aging process to add these types of accommodations to the site. Mr. Willis believes it will be a very welcome addition for the new residents to have the interaction with the current residents and the availability of the care facility, but also to have an independent transitional housing arrangement.

Mr. Willis stated the majority of the project is not involved in the wetlands at all. Mr. Willis pointed out the former Condil property (1548 Saybrook Road) that sits on top of the hill and falls of toward Ruddy Creek. Mr. Willis also stated there's a finger of land that belongs to the 1556 Saybrook Road property that extends back into the Ruddy Creek area.

Bob Barneschi, P.E., WMC Consulting Engineers, distributed copies of the plan (copy on file with the minutes in the Town Clerk's Office and the Land Use Office, Exhibit A -2 pages) and reported that the proposal calls for two cluster housing developments. The one at 1556 Saybrook Road, to the east, is included in the application because that's where the main stormwater management basin is located on the finger of land that abuts Saybrook Road. Using the map, Mr. Barneschi pointed out the 24 foot wide loop road with four inch low profile curbing throughout that will serve the cluster housing on 1548 Saybrook Road. There will be a network of five foot sidewalks on both properties to promote pedestrian access throughout. The seven duplexes at 1548 Saybrook Road will have individual septic systems and some will intrude into the upland review area. Using the first page of the plans, Mr. Barneschi stated .53 acres in the upland review area will be impacted by clearing for the septic systems and providing fill slopes (indicated in green on the plans). The fill slope just west of Unit #9 will be a 2 to 1 slope going directly toward the brook area and a 3 to 1 slope toward the northwest. Mr. Barneschi stated there are no direct wetland impacts with the application.

Mrs. Reynolds asked about the shaded area (redrawn contours). Mr. Barneschi stated that a berm will need to be created by the detention basin because the land slopes east to west. A series of test pits for the septic systems were conducted and all the material is sand and gravel providing high areas of infiltration. The detention basin design will be for a 100 year storm event with one foot of free board (containment berm will be one foot higher than the highest storm elevation that he can predict within the models).

Mr. Barneschi stated they will be putting in some rain water infiltration chambers for some of the roof units and will try to take advantage of the sandy material as much as possible. The proposal calls for a hydrodynamic storm water separator which will help to remove sediments and pollutants from the stormwater before it enters the stormwater management basin which will have a small shallow sediment forebay and a main cell where it has a formal outlet structure that attenuates and meters out stormwater less than a rate of existing conditions.

Mr. Barneschi stated for infrastructure purposes they will be bringing in water service across from Saybrook Road and looping it around to Camp Bethel Road (none of it will be in the upland review area). Mr. Barneschi stated they have shifted the units just outside the upland review area. Mr. Barneschi also stated they are trying to prompt as much infiltration as possible, limit the disturbance in the upland review area as much as possible, and then as part of the plan they did some buffer enhancement plantings (tried to put some shrubs back into the disturbance limits).

Mrs. Reynolds asked Mr. Barneschi if the proposal calls for native plants. Mr. Barneschi stated yes, and that a landscape architect did a site walk and will put some native plants back. Mrs. Reynolds asked if there was a plantings list noting that landscape architects don't really know what native plants are. Mr. Barneschi stated in the plan packet there's a full landscape plan with a planting list.

Mr. Worthley stated extending north from the sediment basin there's a structure showing and asked that it be described. Mr. Barneschi stated the outlet structure will be similar to a catch basin riser with a small orifice at the bottom of it to meter stormwater out for low flow conditions to dry the detention basin out. The structure will have an outlet pipe going to a rip rap discharge apron that will dissipate the energy from high flows and eliminates/reduces erosion concerns before that water eventually enters the brook. Also, as part of the stormwater management basin, the 100 year storm event, there is an emergency rip rap overflow channel should the detention basin outlet structure be blocked at least water has an avenue to go down without causing further erosion or impacting the structural berm that is containing that stormwater. Mr. Barneschi stated there are details in the plan.

After having time to review the plantings list, Mrs. Reynolds stated two of the plants on the list are not native – hydrangea and sweet spire. Mrs. Reynolds thanked Mr. Barneschi for sharing the information.

Mr. M. Stephens stated it is unusual to not see wells. Mr. Barneschi stated when the facility was originally built, there were three wells that served the facility, then the public water supply was brought over, and now they will be working with the water company to loop it around to Camp Bethel Road. Mr. M. Stephens stated he thought all the septic was to the rear of the parcel. Mr. Barneschi stated it is a DEEP septic system regulated by the state and they are coordinating with them. Mr. Barneschi stated there is capacity within the system to add the sewage from the 14 units towards Camp Bethel Road. Mr. Barneschi stated that part of the design for that system is to incorporate more stormwater, dilution area, to reduce nitrogen levels thereby helping to introduce the water back into the ground.

Mr. Barneschi showed several elevations of the proposed townhouses. Mr. M. Stephens asked how much space to the rear of the structures. Mr. Barneschi stated the rear will be a finished level first floor patio with limited space, maybe 15-20 feet, before it starts sloping.

Mrs. Reynolds asked if pervious pavement would be used. Mr. Barneschi stated they did not plan to do a pervious pavement that is why they are installing the hydrodynamic separator.

Mr. Worthley stated the slopes where the contours are redrawn are fill slopes and there was a comment about revegetating those areas and that's where the topic of native shrubs came up. Mr. Barneschi stated not the entire area will be revegetated there will only be additional plantings along the fringe where they're clearing (not landscaping the entire upland review area). Mr. Worthley asked if it will be revegetated. Mr. Barneschi stated it will be revegetated with a wildflower mix on the slope. Mrs. Reynolds advised Mr. Barneschi to be careful wildflower mixes as they have invasive plants within them. Mr. Barneschi asked Mrs. Reynolds if she had any feedback it would be appreciated.

Mr. Worthley asked Mr. Barneschi what he anticipated the timing would be on this activity given the types of storms we are getting these days, being more intense and shorter duration. Mr. Worthley stated once a fill slope is created in November and does not have sufficient grow time until the following spring you run the risk of a lot of soil movement; whereas, if work is done in the summertime, there would be catch up time which could mitigate a lot. Mr. Barneschi stated he could provide feedback.

Mr. Willis stated although he cannot speak definitively on the timing of the project, ideally they would be starting in the spring/summertime; and from a sequence perspective, the fill slopes would be the first thing created and would be stabilized right away. Mr. Willis stated the erosion and sediment control regulations indicate if an area is disturbed and sits for "x" number of days it has to be seeded or stabilized, it has to be protected, and those protections cannot be removed until the area is stabilized. Mr. Willis stated he would like to say it will happen naturally over the course of the project, but if it does not there will still be protections that will force them to continue with the protections. Mr. Barneschi stated in the notes it is written that soil stockpile areas that are not being used for more than 30 days are to be temporarily seeded. Mr. Barneschi stated if approaching the winter season and they might shut down, the seeding will be done in September. Mr. Willis stated he would not want to lead into the winter with a mass grading operation. Mr. Barneschi stated a lot of the excavation for the detention basin will be used for the fill slope (moved one time).

Mr. M. Stephens asked if the extra runoff from the development by Camp Bethel Road would be running off in the same manner as the existing structure. Mr. Barneschi stated the area is elevated 6 or 7 feet higher from the existing building. Mr. Barneschi stated there's a high point at Unit #15 and then everything slopes back toward Camp Bethel, there will be a low point in the road, and stormwater will enter a long infiltration pipe that will run parallel to the septic system for the dilution calculations for that area.

Mr. Mularski asked if there was a simple yard drain at the end by Camp Bethel Road. Mr. Barneschi stated no, there are two standard catch basins in the road to a manhole. Mr. Mularski asked if he was picking up a yard drain. Mr. Barneschi stated yes, a yard drain to get the natural runoff to the swale.

Mr. Worthley asked about a diagonal line on the map just above where the Saybrook Road shading ends that appears to be a power line. Mr. Barneschi stated there is overhead power that is currently serving the single family home and the power pole will more, likely be relocated, and the power will be run underground.

Mr. J. Stephens asked if there was a proposed maintenance plan for the detention ponds; and if so, who would be responsible. Mr. Barneschi stated yes, there is a plan and the owner would be responsible (have to designate a team to maintain the ponds). The detention pond will need to be cleaned and inspected twice a year. The first year is usually when the sediment builds up, but it should slow down and then the inspections may go to only once a year. The program includes cleaning the catch basins, sweeping, cleaning the hydrodynamic separators, checking the out-falls, making sure there are no shrubs/vegetation growing in the rip rap. It's all documented in the plans.

Mr. Worthley read the motion and asked if there were any conditions the Commission may want to add. Mr. M. Stephens stated it's a large project and it may be best to give it a 15 day reaction period. Mr. J. Stephens asked under what conditions or situations would the Commission require the town engineer to review this type of project. Mr. M. Stephens stated he believes this type of project would be reviewed. Mr. Mularski stated it will go through the review process once it is approved by the Commission. Mr. M. Stephens stated the closest they are getting to a wetland is the toe of the fill. Mr. M. Stephens stated the property is sandy. Mrs. Reynolds stated she

assumes it would be straight infiltration. Mr. M. Stephens suggested handing it to the WEO as he's the Commission's agent and there is no proposed work within the wetland. Mrs. Reynolds felt the Commission should approve it as the application came before them.

**MOTION:** Mark Stephens motioned to approve a review of an application for work to be done in the upland review area for age restricted townhouse units and associated drainage, utilities, and septic systems at 1548 and 1556 Saybrook Road. Applicant: MCAP Sabine Pointe LLC and MCAP Clarkston OPCO LLC. **Conditions:** General conditions. Fifteen (15) day reaction period for the public. Gail Reynolds second. Motion carried unanimously.

(**Recording Clerk's Note:** Map 49, Lot 066 – 1548 Saybrook Road and Map 49, Lot 067 – 1556 Saybrook Road.)

**b. Application for Work to be done in Upland Review Area for Redevelopment Project for Two Existing Buildings at Scovil Hoe Property, 11 Candlewood Hill Road. Applicant: PB Projects 8 LLC.**

Mark Grocki, Senior Project Manager, VHB, Shannon Healy, PB Projects 8 LLC, Brian Lyman, PB Projects 8 LLC, Amy Vaillancourt, Director of Environmental Services, VHB, and Katie Eannotti, Senior Engineer, VHB, were present.

Mr. Grocki gave a brief history of the structures in terms of ownership and stated that each structure is 10,000 square feet, there are two curb cuts on the property one to the east side and the other to the far west side. Mr. Grocki stated the site is a great historic site, but the buildings are not looking their best (need a little TLC), the pavement is beat up, and there is a lot of contamination in the soil.

Using a map titled Wetland Figure 1, Proposed Improvements, dated February 8, 2024, (copy on file with the minutes in the Town Clerk's Office and Land Use Office, Exhibit A), Mr. Grocki noted what each colored line indicated: orange within the 100 foot regulated distance from the Candlewood Hill Brook watercourse to the south side of the property; yellow is the upland review area outside of the 100 foot review area; and green is the proposed disturbed activity within the 100 foot buffer to the watercourse. Under this proposed condition the two buildings will remain the same and will not be demolished or removed; however, they will be remodeled and rehabbed (internal and external rehabs).

Mr. Grocki stated there is a letter from Richard Snarski, Soil Scientist, dated August 31, 2023, (copy on file with the minutes in the Town Clerk's Office and Land Use Office, Exhibit B) who did walk the site and had a finding of no wetlands on the property; however, there is the watercourse on the property.

Mr. Grocki stated the proposal calls for a new driveway and parking facility on the western portion of the site and a new parking lot on the eastern portion of the site. Due to very steep slopes (14 percent grade) on the west side, the new parking area will be regraded to a maximum five percent and then capped with an impervious bituminous asphalt surface. Mr. Grocki stated an impervious bituminous asphalt cap will also be placed on the eastern side. In between the buildings, the proposal calls for stamped asphalt to create a pedestrian walkway. Vehicles are not encouraged to pass between the buildings, but emergency vehicles can if needed.

Mrs. Reynolds asked if people will access the parking lot to the west directly from the road. Mr. Grocki stated the access will be the shared access that currently exists and a secondary access further beyond the western side of the building.

Ms. Vaillancourt stated she is a licensed environmental professional and director of environmental services for VHB's Connecticut office and has been involved with Scovil for 20 years (started with Melissa Schlag).

Using a map titled Flood Management Certification Pre-Application Drawing, dated February 6, 2024, (copy on file with the minutes in the Town Clerk's Office and Land Use Office, Exhibit C), Ms. Vaillancourt pointed out the location of the Star Mill Pond. Ms. Vaillancourt stated Phase 1, 2, and 3 environmental site assessments were conducted and at that time they found out that the pond had been filled with over 20 years of street sweepings. Also, the State filled and reworked the brook in a couple of areas, there was a dam that let go before Scovil Mill 4 and washed out the area and the brook undermined an entire section of the building. DOT came out and put armament along the bank of the brook (lots of big rocks and polluted fill). Ms. Vaillancourt stated they are working with DEEP and getting funded from the state to do the work - capping is the remedial plan (because there is so much there, cannot dig it all out).

Ms. Vaillancourt stated there are a few areas where excavation will take place and those areas are noted by purple boxes on the plan. The biggest area is between the buildings and that will be excavated for pesticides, an area for volatile organic compounds (VOC), and area for 10 feet of salt, and three areas of petroleum impact that will be dug out. The rest will be capping in place, therefore, cannot use pervious pavement. Ms. Vaillancourt stated what will be done along the brook will be to allow the existing vegetation to regrow and keep it landscaped low.

Ms. Vaillancourt stated as part of the added pavement, stormwater controls will be installed (noted that none previously existed). Catch basins will collect the runoff and bring it to the detention box with a rip rap swale where it will discharge.

Ms. Vaillancourt stated utilities will be going in. South mill does not have utilities and they will be brought over from the north mill to the south mill.

Mr. Grocki reviewed the Stormwater Management and Grading and Drainage sheet, the water-course was highlighted in blue and the 100 foot upland review disturbances was highlighted in yellow. Mr. Grocki stated the parking area will be regraded and capped with an asphalt bituminous surface. There is no stormwater management on the site today and are proposing several catch basins on the site for water quality. All catch basins will be 4 foot deep sumps with hooded outlets. Deep sumps will collect the sediment and hooded outlets will prevent any floatables, any oils, from leaving the site. In between the two buildings there will be an extended trench drain as they're trying to keep it relatively flat and ADA compliant. The stormwater from the western portion of the site will be conveyed to the eastern portion of the site and there are a couple additional catch basins on the eastern side as well. Noted that the long gray rectangle is an underground detention system. Mr. Grocki stated they are increasing the impervious surface by .6 acres (just over one-half acre) across the entire site. Mr. Grocki stated it will be a benefit and an improvement for the area and the impervious surface is needed for the new use of the buildings. Any increases in peak stormwater runoff from the impervious increase will be mitigated and reduced by the underground detention system. An outlet control structure will assist in slowly discharging any increase in the stormwater flows. Mr. Grocki stated a pre-post stormwater analysis was conducted.

Mr. Grocki stated prior to entering the underground system, there will be several hydrodynamic water quality units similar to the units described in the previous presentation. These are manhole type swirl units that will have internal baffles, they will have deep sumps that will collect any sediment, and they are very easy to clean, very functional units. The underground system cannot infiltrate again because of the contaminated soils on site so this will be an impermeable line system. Mr. Grocki stated this is a superior system.

Using the map, Mr. Grocki pointed out the discharge location – a small rip rap splash pad. The pipe connection is an existing pipe connection and they will maintain the same discharge point. No new discharge points will be introduced. Mr. Grocki stated they will be re-armoring it. Mrs. Reynolds asked if it would be discharged directly into the brook. Mr. Grocki stated there is one focused discharge point, but the site is so open there are a number of wash off areas. Mr. Grocki stated the parking areas will be curbed so there will be no runoff from the parking lot directly into the brook. Everything will be collected with the catch basins on site and discharge controlled by the rip rap outlet spillway. There is a fully engineered erosion and sediment control plan that has been submitted with the packet and the contractor will have to adhere to that. Because of the capping limitations and stabilizing, any pervious surfaces (landscaped surface areas) will be seeded with a lawn mix and will be decorated with planters throughout (P&Z issue). The lawn area is directly immediate to the parking lot will be a lawn mix.

Mr. Grocki stated as Ms. Vaillancourt had previously mentioned, the vegetation on the embankment directly abutting the brook will be allowed to grow naturally and trimmed back as needed. There are no proposed disturbances on that embankment.

Mr. M. Stephens stated to the east there is water coming in to a large underground system – it's coming off a 24 inch pipe and then another 15 inch pipe going off into a swale? Mr. Grocki stated the one in the southeast corner is an inlet so it is a catch basin coming back into the system. Only one outlet for the system – southwest corner - 24 inch pipe coming out.

Mr. Mularski asked if each catch basins would be acting as separators. Mr. Grocki stated most of the catch basins will have deep sumps and hoods; and believes one will be its own water quality unit as there is no other structure between it and the chambers. Mr. Grocki also stated due to the way the hydrology goes, there will be a catch basin at the corner of the entrance to 7 Candlewood Hill and it will also be its own water quality unit. The third unit is in the northwest location and anything entering it will be cleaned by a water quality unit and will directly leave the site. Mr. Grocki stated everything is being treated very appropriately. Mr. Grocki noted they conducted a full pre-post hydrological analysis and made sure flow is not increasing.

Mr. Worthley asked about the redrawn contours next to the parking area on the north and south side (assumes it is a fill). Mr. Grocki stated the contours depict a cut. There is a very steep slope (over 14 percent grade more on the southern side about 7 or 8 feet) and the proposal calls for maintaining a smooth five percent grade.

Mr. Worthley asked if the pond that was filled in had a dam. Ms. Vaillancourt stated it had two separate dams. Mr. Worthley asked if that would be something that would need to be cut through in order to make the cut for the parking. Ms. Vaillancourt stated because the project is also on the national registry they are dealing with the State Historic Preservation Office (SHPO) and National Park Service and they would like to retain some of the older retaining walls. In order to make the cut, they will need to remove about 4 feet of the retaining wall. Mr. Worthley asked if the retaining wall was where the dam was located. Ms. Vaillancourt stated yes; DOT came in and busted the first dam and made a second dam to lower the pond. In the 1950s or 1960s, DOT floated a barge in there and used it on bridge projects. Once they were done and not using it any longer, DOT broke the second dam and let all the water go. Ms. Vaillancourt stated Bob Kadrlie was a wealth of information.

Mr. Grocki stated they are proposing a 15 foot diameter fire protection water tower in the 100 foot upland review area (Sheet C-4). There is an existing well in the very far western portion of the site that will be test, maintained, and/or replaced if needed. Ms. Vaillancourt stated this is a requirement of the fire marshal. Mr. Grocki stated they like taking advantage of tower sitting up on the hill in order to use the elevation for fire protection.

Mr. Grocki stated they are working with the town planner and a couple of other third party consultants. On the east side of the site there are a couple of septic tanks, grease traps, and pump station; however, the septic system will be off the property in the central green area. Therefore, the septic system will be well away from the brook and it is not in the 100 foot jurisdiction zone.

Mrs. Reynolds asked if a well supplies water to the complex. Mr. Grocki stated yes.

Mr. J. Stephens asked the definition of hot spot – concentration or toxicity of the plumes. Ms. Vaillancourt stated it is the concentration. Mr. J. Stephens asked if the material will be dug out and what the plumes are. Ms. Vaillancourt stated there are different ones – DOT had underground storage tanks to dispense their own petroleum (gasoline and diesel). Using the map, Ms. Vaillancourt pointed out the location of these impacts. The area where there are VOC impacts (DOT used to clean the engines with mineral spirits and hose it off outside). There's an area of pesticides that exceeds what DEEP allows to stay in the ground even for a commercial/industrial property. The future use of the property will be commercial so there will be an environmental land use restriction because they will be capping everything in the ground. There will be no digging unless there is coordination for protection of whoever is digging. But when they are digging for the utilities they will be making clean corridors so any repairs can be made without having to release any of the environmental land use restrictions.

In closing, Mr. Grocki stated this site is very difficult to have any kind of redevelopment, but this is what the client specializes in. Mr. Grocki stated he believes it is a great use of what they want to do with the property. The remediation efforts, the cleaning that will be done, the proposed storm-water management facility, the water quality treatment, and then the post maintenance of that water quality will be a tremendous benefit for this site.

Ms. Vaillancourt stated the biggest impact will be that the school buses won't be able to line up on the property any more.

Mr. Mularski asked what the water tank would look like. Ms. Vaillancourt stated they are looking at what is typical of Haddam and mentioned the silo at the Haddam Meadows, but the structure has yet to be determined and they are working with an architect. Mr. Grocki stated that will go through P&Z.

Mr. Worthley suggested the applicant look for instances where the riparian vegetation does not revegetate naturally and have a backup plan if this should occur. Ms. Vaillancourt stated they would have to have a plan as it is a requirement from DEEP to make the soil inaccessible. The area has to maintain vegetation. Mrs. Reynolds asked if the area did not revegetate, would they have to fix it. Ms. Vaillancourt stated yes. Mr. Grocki stated DEEP will be reviewing all of it.

Mr. M. Stephens stated the 100 foot review area goes half way through the entire building and a large portion of the project is within the review area, but there are no wetlands. Mrs. Reynolds stated there is a watercourse. Mr. Worthley agreed, noting there are no direct impacts to it. Mr. M. Stephens stated the town's engine will be reviewing this project if he has not already. Mr. Mularski stated the applicant is taking a very bad situation, cleaning it up, and putting the water back into the stream in a much better condition. Mr. Worthley stated the biggest risk to the watercourse is during the course of the actual activities, but once it is complete, there will be much less impact than there is now. Ms. Vaillancourt stated they will have heavy DEEP oversight – have to obtain flood management certification and DEEP has been to the site several times already.

**MOTION:** Gail Reynolds motioned to approve a review of an application for work to be done in the upland review area for a redevelopment project for two (2) existing buildings at Scovil Hoe property, 11 Candlewood Hill Road. Applicant: PB Projects 8 LLC. **Condition:** Fifteen (15) day notice for public reaction. Joe Stephens second. Motion carried unanimously.

(Recording Clerk's Note: Map 15, Lot 090.)

## 6. Old Business

There was no new business.

## 7. Wetland Enforcement Officer's Report

Mr. Mularski reported things have been quiet, but he did receive a DEEP Permit Application for Pesticide for The Apostles of the Sacred Heart, 194 Candlewood Hill Road.

## 8. Approval/Correction of Minutes

Corrections to the 29 January 2024 special meeting minutes: page 2, first paragraph, fourth line – change “draught” to “drought”; page 4, second paragraph from the bottom, first sentence – change “toseed” to “to seed when appropriate”; page 4, last paragraph, second line – change “Van Saun’s” to “Van Sauns”; page 6, first paragraph, end of third line – change “cognitive” to “cognizant”; page 6, fourth paragraph, end of sentence – change “Hessel-berg” to “Hesselberg”; page 8, second paragraph, fifth line – change “property’s” to “property is”; page 9, fifth line down from top of page – change “soft wood” to “softwood”; page 10, second paragraph, first sentence – change “gotten a receipt of notice” to “received a notice of a forest application”, second sentence – change “would have done that” to “handled the permit”, and third sentence – delete “to work” and change “their own” to “our” and add “forestry” before “regulations”; page 11, third paragraph from the bottom, first sentence – change “Aylissa Lyles” to “Melissa Liles”; and page 11, last paragraph – change “McLennon” to “MacLennan”.

**MOTION:** Gail Reynolds motioned to approve the 29 January 2024 special meeting minutes as amended. Mark Stephens second. Motion carried with Mr. J. Stephens abstaining.

## 9. Adjournment

**MOTION:** Gail Reynolds motioned to adjourn. Mark Stephens second. Motion carried unanimously.

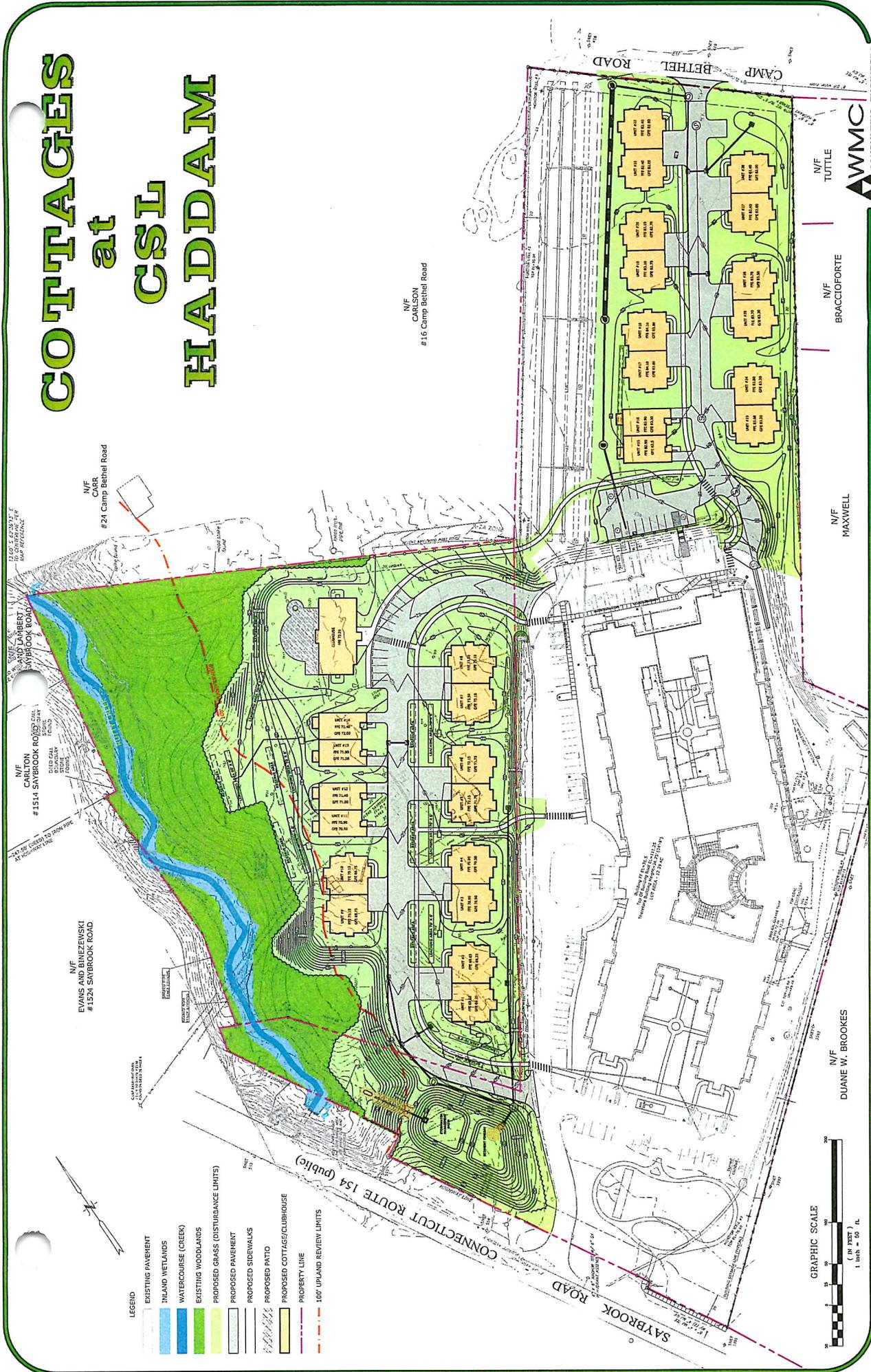
The meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*  
Bunny Hall Batzner  
Recording Clerk

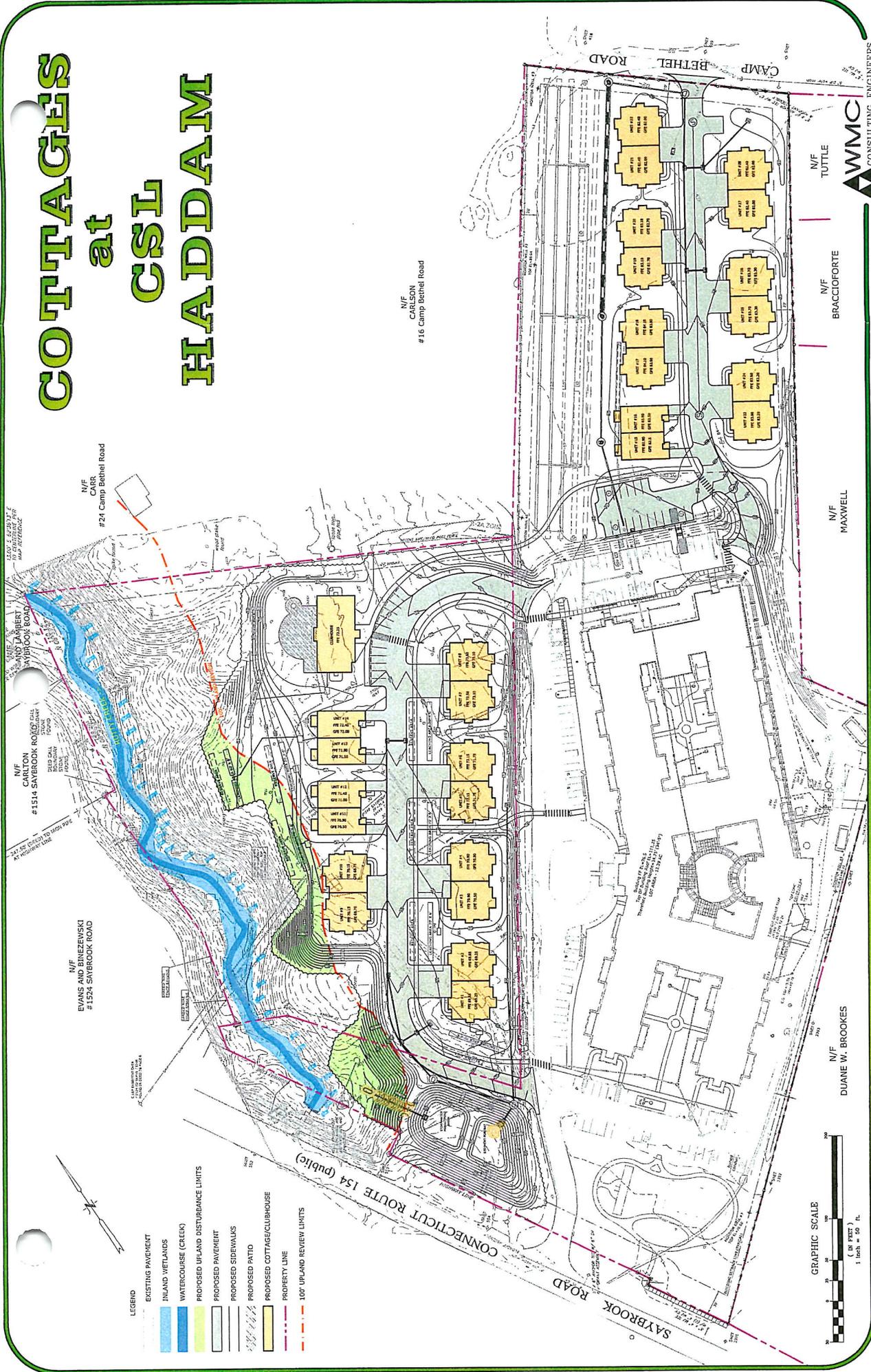
**The next regular meeting is scheduled for Monday, 18 March 2024.**

# COTTAGES at CSL HADDAM



1 of 2

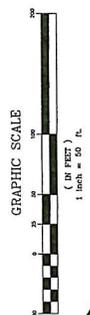
# COTTAGES at CSL HADDAM



WETLANDS - see FEB 2004  
154B & 154C Saybrook Road  
Exhibit A - 2 pages

2008

- LEGEND**
- EXISTING PAVEMENT
  - INLAND WETLANDS
  - WATERCOURSE (CREEK)
  - PROPOSED UPLAND DISTURBANCE LIMITS
  - PROPOSED PAVEMENT
  - PROPOSED SIDEWALKS
  - PROPOSED PATIO
  - PROPOSED COTTAGE/CLUBHOUSE
  - PROPERTY LINE
  - 100' UPLAND REVIEW LIMITS



N/F  
DUANE W. BROOKES

N/F  
MAXWELL

N/F  
BRACCIOFORTE

N/F  
TUTTLE



N/F  
CARLSON  
#16 Camp Bethel Road

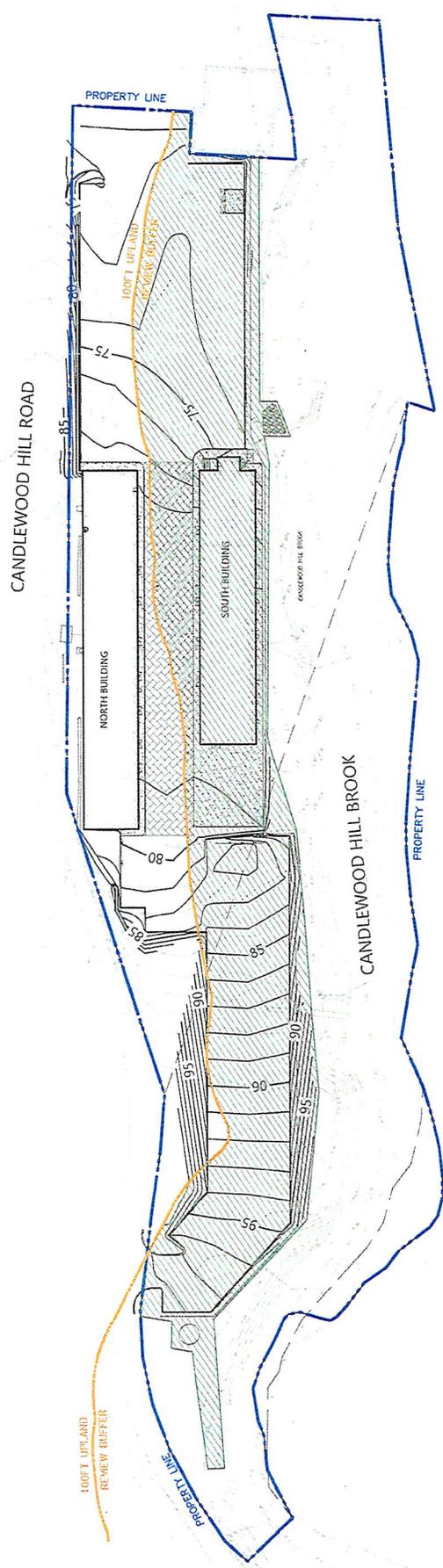
N/F  
#24 Camp Bethel Road

N/F  
CARLTON ROAD  
#1514 SAYBROOK ROAD

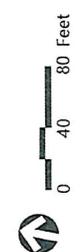
N/F  
EVANS AND BINEZEWSKI  
#1524 SAYBROOK ROAD

### Legend

-  PROPERTY LINE
-  100 FT UPLAND REVIEW BUFFER
-  UPLAND REVIEW AREA (TO CANDLEWOOD HILL BROOK)  
±3.9 ACRES
-  PROPOSED DISTURBANCES : WORK WITHIN THE UPLAND REVIEW AREA  
±1.6 ACRES



*WETLANDS - 20 FEB 2024  
 Scoville Property  
 11 Candlewood Hill Road  
 Exhibit A*





To: Town of Haddam  
Inland Wetlands Commission

Date: February 8, 2024

Memorandum

Project #: 43149.00

From: Mark Grocki, PE  
Kaitlyn Eannotti, PE

Re: Permit Application Narrative  
11 Candlewood Hill Road

The narrative below is to support the Inland Wetlands Application regarding proposed activity within the 100' upland review buffer to a Watercourse:

The Scovil Hoe Redevelopment project is located at 11 Candlewood Hill Road in Higganum, Connecticut. The approximate 5-acre parcel was previously a manufacturing facility and most recently used by the Connecticut Department of Transportation for truck and material storage.

This historical redevelopment project proposes to reuse the two existing buildings and construct new parking areas, hardscape / landscape amenities, and ancillary utility upgrades. A Remedial Action Plan is proposed to address hazardous on-site soils, contamination, and site capping as required by CTDEEP. A segment of Candlewood Hill Brook (the "watercourse") cuts through the southern portion of the site. No new discharges to the watercourse are proposed and the stream bank will remain unaltered (with the exception of minor alteration of replacing an existing outlet pipe and riprap stabilization at this existing outfall location). As further explained in the Stormwater Management Report, peak discharge flows to the Brook are reduced under proposed conditions with the use of underground detention chambers and water quality treatment of the discharged stormwater is provided. The upland review area is strictly related to the watercourse as there are no wetlands on site or any wetlands associated with the brook, as noted per the included letter by R. Richard Snarski dated August 31, 2023.

Overall, the proposed site redevelopment will be a major benefit to the surrounding community as the proposal seeks to clean up the onsite hazardous contamination within the 100ft upland regulated area to the watercourse and improve the current dilapidated state of the site.

Wetland Figure 1 is included as part of this application to show the limits of work within the upland review to Candlewood Hill Brook.

WETLANDS - 20 FEB 2024  
SCOVIL HOE PROPERTY  
11 CANDLEWOOD HILL  
EXHIBIT D

**Legend**

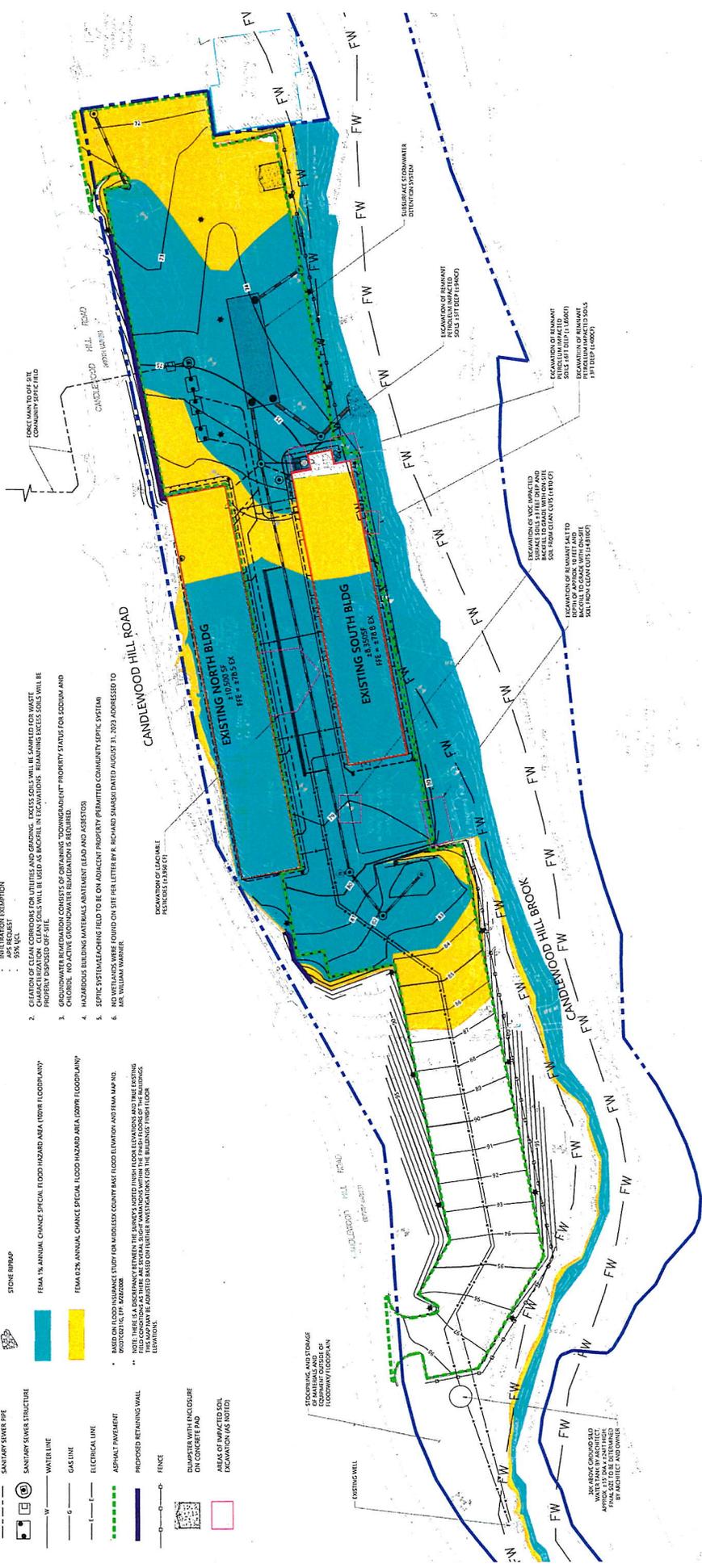
- PROPERTY LINE
- BUILDING
- FEMA FLOODWAY
- SANITARY SEWER PIPE
- SANITARY SEWER STRUCTURE
- WATER LINE
- GAS LINE
- ELECTRICAL LINE
- ASPHALT PAVEMENT
- PROPOSED RETAINING WALL
- FENCE
- DIAPHRAGM WITH ENCLOSURE ON CONCRETE PAD
- AREAS OF IMPACTED SOIL EXCAVATION (AS NOTED)
- STORM DRAIN
- DRAINAGE STRUCTURE
- UNDERGROUND DETENTION SYSTEM
- STONE RIPRAP
- FEMA 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA (100YR FLOODPLAIN)
- FEMA 0.2% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA (500YR FLOODPLAIN)
- BASED ON FLOOD INSURANCE STUDY FOR HULL/LESLIE COUNTY EAST FLOOD ELEVATION AND FEMA MAP NO. 13002C01101P\_030000
- FIELD CONDITIONS MAY VARY FROM THE INFORMATION SHOWN ON THESE DRAWINGS AND THE FIELD CONDITIONS MAY BE ADJUSTED BASED ON FURTHER INVESTIGATIONS FOR THE BUILDING FLOODPLAIN BOUNDARY.

**GENERAL REMEDIATION NOTES**

1. SOIL REMEDIATION
  - EXCAVATION OF HOT SPOTS
  - USE OF REMEDIATION CONTRACTORS
  - USE CERTIFIED ENGINEER CONTROL FOR LANDSCAPED AND HARDSCAPED AREAS
  - USE OF REMEDIATION CONTRACTORS
  - USE OF REMEDIATION CONTRACTORS
  - USE OF REMEDIATION CONTRACTORS
2. FENCE
  - INSTALLATION EXISTING
  - 50% REQ.
  - AS REQ.
3. FLOODWATER REMEDIATION CONSISTS OF OBTAINING "DOWNSTREAM" PROPERTY STATUS FOR SODIUM AND CHLORIDE. CLEAN SOILS WILL BE USED AS BACKFILL IN EXCAVATIONS. REMAINING EXCESS SOILS WILL BE PROPERLY DISPOSED OFF-SITE.
4. GROUNDWATER REMEDIATION CONSISTS OF OBTAINING "DOWNSTREAM" PROPERTY STATUS FOR SODIUM AND CHLORIDE. NO ACTIVE GROUNDWATER REMEDIATION IS REQUIRED.
5. HAZARDOUS BUILDING MATERIALS MAINTENANCE LEAD AND ASBESTOS
6. SEPTIC SYSTEMS/SLURRY WALLS TO BE ON ADJACENT PROPERTY (PERMITTED COMMUNITY SEPTIC SYSTEM)
7. NO WETLANDS WERE FOUND ON SITE PER LETTER BY R. RICHARD SANDELI DATED AUGUST 31, 2023 ADDRESSED TO MR. WILLIAM WANNER.

**CUT / FILL**

1. OVERALL CUT/FILL FROM EX SURFACE TO FIN SURFACE DOES NOT TAKE INTO ACCOUNT SUBSURFACE IMPROVEMENTS
  - CUT: 1,500 CY
  - FILL: 15,100 CY
  - NET CUT: 13,600 CY
2. EXCAVATION OF CONTAMINATED SOILS
  - 1475 CY



# Scovil Hoe Development

## 11 Candlewood Hill Road Higganum, Connecticut

Project No. 24-001  
Date: February 6, 2024

### Flood Management Certification Pre-Application Drawing

*Wetlands 20 Feb 2024  
Scovil Hoe Property  
11 Candlewood Hill  
Exhibit C*