

**WETLAND COMMISSION
TOWN HALL
21 FIELD PARK DRIVE, HADDAM
Monday, 8 April 2013
Regular Meeting
Unapproved Minutes
*Subject to Change by the Commission***

ATTENDANCE

X	Paul Best, Vice Chairman
A	Jeremy DeCarli
X	Dan Iwanicki, Secretary
A	Joe Laurenza
X	Joe Stephens
A	Mark Stephens, Chairman
X	Thomas Worthley (7:05 p.m.)
X	Robin Maule, Alternate - Seated
X	Jim Puska, Wetland Enforcement Officer
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order & Attendance

Mr. Best, vice chairman, called the meeting to order at 7:00 p.m. and all regular and alternate members were seated.

2. Additions/Corrections to Agenda

None.

3. Public Comment

201 Saybrook Road, Dunkin Donuts Site – Chris Bell, engineer, representing Ralph Vynalek, owner, stated that the Wetlands Commission approved the site several years backs and that P&Z approved revisions the plans this past fall. Mr. Bell also stated that during the P&Z review process, the town engineer voiced concern over the close proximity of the pond to the retaining wall; and it was agreed that the pond was a liability and the wall would be design for the situation.

Mr. Bell reported that Mr. Vynalek has begun construction of the 12-13 foot high wall and is concerned regarding liability. Mr. Bell outlined how Mr. Vynalek would like to bring the existing wall from Elevation 76 to Elevation 66, grade on a two to one slope, come up to 20-25 feet into the pond, and move the embankment over. Mr. Bell stated that in order to get the same volume of water, they would cut back slightly in the area. Mr. Bell also stated it's approximately the same disturbance as originally proposed.

Mr. Bell reported that he's reviewed the concern and change with the town engineer a couple of weeks ago. Mr. Bell stated that Mr. Jacobson, town engineer, had no objection to the revision. Mr. Iwanicki asked if there was a memo from the town engineer noting his review of the matter. Mr. Best noted this matter is being heard under Public Comment, therefore, no memo would be available.

Mr. Bell stated Mr. Vynalek is concerned about liability in the event of a wall failure (realized it would not be the town's liability). Discussion followed in regard to the pond (groundwater feed; catches runoff from drainage area coming off Thayer Road) and DOT drain and culvert (Mr. Bell stated DOT has reviewed the drainage calculations three times and are satisfied with the zero percent increase).

Mr. J. Stephens voiced concern in regard to the potential of an individual falling off the retaining wall and questioned whether a fence would be installed. Mr. Bell stated a fence/railing would be installed. Mr. J. Stephens asked the potential risks of going forward with the proposed plan of moving the pond and lowering the wall. Mr. Bell again stated the proposed disturbance would be approximately the same. Mr. Best asked the highest point of the pond. Mr. Bell stated the highest point is Elevation 78. Mr. Bell stated in his opinion, the plan is better - less costly and less liable - and the storm system will be receiving the same volume of water. Mr. J. Stephens asked why this proposal wasn't originally done. Mr. Bell stated originally, the building was the retaining wall.

Mr. Iwanicki voiced concern in regard to there being no information from the town engineer concerning this matter; the lack of an application (if a revision to the plan of record, there needs to be a formal submittal); and given that this information is being presented under public comment, the Commission should not act at this time. Mr. Best agreed. Mr. Puska recommended that Mr. Bell revise the plan, have it reviewed by the town engineer, and come back before the Commission.

Mr. Bell reported that they will proceed with the construction of the building. Mr. Iwanicki asked if the building has changed. Mr. Bell stated no, everything is the same as previously proposed.

4. Wetland Enforcement Officer's Report

Brookline Forest Subdivision – Mr. Iwanicki asked Mr. Puska if the Commission should be reviewing the proposed subdivision before P&Z as their previous subdivision permit has expired. Mr. Iwanicki asked what permit the developer is operating under. Mr. Puska will review the matter and provide an update.

WFS Earth Materials, LLC, Culvert Replacement – Mr. Puska reported that WFS has ordered the culvert and the project is on schedule.

5. NEW BUSINESS

None.

6. OLD BUSINESS

a. Estate of Kathleen A. Narducci, Owner. William Narducci (Executor), Applicant.
Proposed Activity: Proposed First Split Subdivision – Crossing of Saltpeter Brook – Existing Crossing. Property Location: 590 Killingworth Road, Higganum. Assessor's Map #44, Assessor's Lot #022.

This is a continuation from 11 March 2013.

Bill Narducci, applicant, was present.

Mr. Narducci gave a brief overview of the proposal noting that he would like the purchasers of the new lot to adhere to the proposed driveway as shown on the map. Mr. Iwanicki voiced concern over what may happen in the future and noted that clarification may be required.

MOTION: Tom Worthley made a motion to approve a common entrance over Salt Pepper Brook's existing crossing and related work for an additional driveway and any activity at the

proposed house site within 100' of an intermittent stream, Assessor's Map #44, Lot #22 per site plan dated January 15, 2013, submitted, and discussed at the March 11th IW meeting. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications. No. Robin Maule seconded. Motion carried unanimously.

7. Approval/Correction of Minutes

Correction to the 11 March 2013 minutes: page 2, Narducci, first paragraph, fourth line – insert “where” between “lot” and “there”.

MOTION: Tom Worthley made a motion to approve the 11 March 2013 minutes as amended. Joe Stephens seconded. Motion carried unanimously.

8. Election of Officers

This item was discussed and voted on during the 11 March 2013 meeting.

9. Adjourn

MOTION: Dan Iwanicki made a motion to adjourn. Paul Best seconded. Motion carried unanimously.

The meeting was adjourned at 7:33 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner, Recording Clerk

The next meeting is scheduled for Monday, 13 May 2013.