

TOWN OF HADDAM
WETLANDS COMMISSION
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
MONDAY, 10 AUGUST 2015
PUBLIC MEETING
UNAPPROVED MINUTES
Subject to Approval by the Commission

ATTENDANCE

X	Paul Best, Vice Chairman
X	Jeremy DeCarli
X	Dan Iwanicki, Secretary
A	Robin Maule
X	Joe Stephens
X	Mark Stephens, Chairman
X	Tom Worthley
A	Curt Chadwick, Alternate
A	Mal Gorin, Alternate
X	Jim Puska, Wetlands Enforcement Officer
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order & Attendance/Seating of Alternates

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

2. Additions/Corrections to the Agenda

None.

3. Public Comment

Perpetual Care Easement, 102 East Shore Drive - John Lazzeri, 102 East Shore Drive, stated that he had spoken to Michael Bennett, land surveyor, in regard to the perpetual care easement on his property, being it's a seasonal place. Mr. Lazzeri also stated that he will need to review the wording when the lawyer presents the easement document; otherwise, everything should be fine.

4. Wetlands Enforcement Officer's Report

The Habitat, Summer 2015 issue, was distributed to all Commissioners present.

Marcus Pond – The Commission was made aware that an application from DEEP was received.

Agent Approvals – Mr. Puska advised the Commission that he has approved the standard applications for sheds, pools, etc.

New Houses – The Commission was made aware that two applications for previously approved lots under the old rules of the 50 foot upland review have been received.

100 Foot Review Area – Mr. Puska discussed the possibility of allowing property owners who currently maintain the upland review area to install pools, sheds, etc., within this area, noting how East Haddam handles such matters. Mr. Puska stated that it would not include areas that would require clearing. Mr. M. Stephens talked about how maintained areas have a way of growing. Mr. J. Stephens stated some projects will cause additional runoff by creating a larger impervious area. Mr. Worthley stated that not all projects are the same, such as a garden shed and a large above ground pool - two entirely different animals from an impact standpoint; and the problem is, everyone has to be treated the same. Mr. Worthley also stated that he has some questions in regard to areas that aren't supposed to be disturbed according to the plans becoming a part of the maintained area. Mr. M. Stephens stated that he didn't believe the Commission could allow this without the property owner coming before them.

Revised Zoning Regulations, Sheds 200 Square Feet or Less - Mr. Puska stated that one of the revisions to the zoning regulations will be that a property owner will no longer be required to obtain a permit to install/build a shed, 200 square feet or less, on their property. Mr. M. Stephens stated that he takes wetlands to be separate from zoning.

Beaver Meadow Road – Mr. Best stated going west on Beaver Meadow Road just beyond the Route 9 overpasses on the left hand side, there's a small brook and it appears as if the area has been stripped right to the ground. Mr. Iwanicki stated that it can be seen from the road and the whole stream bed has been clear cut. Mr. Puska was asked to review.

Killingworth Road – Mr. Iwanicki stated in the area of the log cabin, next to the dentist, that there's a trampoline in the stream bed. Mr. Puska was asked to review.

5. NEW BUSINESS

None.

6. OLD BUSINESS

a. Hidden Lake Association, Applicant, on behalf of Dolores Mazzarella and John Lazzeri, Owners. Location: 5 Third Avenue and 102 East Shore Drive, Hidden Lake Area, Higganum. Assessor's Map #72A2, Assessor's Lots #041 and 039. Proposed Activity: Create Drainage Swale through Wetland Area to Eliminate Down Grade Drainage Problems Caused by Storm Runoff.

Michael Bennett, land surveyor, Bennett and Smilas; John Lazzeri, owner, 102 East Shore Drive, and Mary Shea, Hidden Lake Association, were present.

This is a continuation from Thursday, 13 July 2015 (meeting), and Saturday, 8 August 2015 (site walk).

Mr. M. Stephens reported that a site walk was held on Saturday, 8 August 2015, 9:00 a.m. Those in attendance were: Dan Iwanicki, Tom Worthley, Mark Stephens, Michael Bennett, John Lazzeri, and Mary Shea.

Mr. DeCarli stated that he had reviewed the minutes/supporting documents and was familiar with the application. Mr. DeCarli also stated that any time water can be dealt with on site you're better off than letting it drain off onto someone else's property.

Mr. M. Stephens stated that they saw where the water drained off onto these properties and it had become a problem from an uphill area. Mr. M. Stephens also stated that the area is a fairly wet area. Mr. M. Stephens stated that this is a proper solution to what's not necessarily a big wetlands intrusion, but instead dealing with some drainage difficulties. Mr. M. Stephens further stated that whatever's going to stay wet will and that the proposal will take the extra runoff off the top and discharge it where it won't be disturbing peoples yards.

Mr. Best asked about the Hidden Lake Association (HLA) being the applicant as this has not been the norm in the past. Mr. M. Stephens stated that the roadways are all HLA owned and that the swale is on HLA members properties (the majority on Mr. Lazzeri's property). Mr. M. Stephens noted that Mr. Lazzeri is a seasonal occupant and he's giving up a part of his land for this project.

Mr. Bennett stated that the HLA is responsible for all the road drainage and maintenance within the development. Mr. Bennett also stated that the runoff affects the road drainage, and during the winter, causes hazards in the road; therefore, it's to HLA's benefit to control the water before it gets to the road and causes a problem/hazard. Mr. Bennett further stated that they took it upon themselves to create the swale on this property to protect the road and drainage system within the development.

Mr. Best asked if the town plows/maintains the roads. Mr. M. Stephens stated no. Mr. Puska stated that the HLA is the applicant representing the property owners.

Mr. Iwanicki asked what types of assumptions were made when the calculations for the sizing of the swale were done. Mr. Iwanicki noted that while on the site walk they were made aware of the number of trees that will need to be cut in order to create this swale (small, narrow, not invasive). Mr. Bennett stated that the calculations are based on the runoff area for all the acreage that's coming down to that area. Mr. Iwanicki asked if the assumption is that the acreage stays the same. Mr. Bennett stated that the assumption is that the acreage will remain the same and will remain impervious surface.

Mr. Iwanicki stated his concern would be if the parcel with the barn should be developed, would the calculations be strong enough to support the additional runoff that's going to flow into the road and then go into the swale. Mr. Bennett stated at that point that property owner would have to come to the town for a permit and during that process it would be up to the town to include some remediation measures as part of that owner's application. Mr. M. Stephens noted that the barn being there is part of the reason for why all the runoff flowing onto the property; and if the runoff went back to where it should go, there probably wouldn't be the problem there is today. Ms. Shea stated that the people who own the barn are land lock and pay a right-of-way fee to HLA to ride the roads, that development on the parcel would be limited, and the HLA would not agree to development at this point.

Mr. Worthley stated the question of a hypothetical development uphill of an existing project can't be a decision making factor of a current project because it would behoove the future applicant to show that they did not have an impact on something downstream. Mr. Worthley also stated the fact that this is in place with an easement, a legal document recorded in the town records, any future applicant would have to show that they're working their storm water in a different way. Mr. Iwanicki stated that wasn't his intent in asking the question and that he has no problem with this application going forward.

Mr. J. Stephens asked if the efficiency of the swale would be decreased in the winter months. Mr. Bennett stated that a six inch perforated PVC pipe that will pick up ground water and water that seeps through the rip rap will be installed at the bottom of the swale. Mr. Bennett pointed this out on the plan and noted that this will help prevent ponding.

Mr. DeCarli asked if there was a maintenance plan in place to clean the swale out. Mr. M. Stephens stated that most of the swale is on Mr. Lazzeri's property and that's why it's important to get the easement with the HLA in place as he's not a year round resident.

MOTION: Dan Iwanicki moved to approve construction of a drainage swale through wetland areas to eliminate down grade drainage problems caused by storm runoff as shown on the site plan submitted dated July 9, 2015 and discussed at the July 13 and August 10 IW meetings. See map on file in the Land Use Office. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications – No. Tom Worthley second. Motion carried unanimously.

7. Approval/Correction of the Minutes

MOTION: Joe Stephens moved to approve the 16 July 2015 minutes as submitted. Tom Worthley second. Motion carried unanimously.

8. Adjournment

MOTION: Dan Iwanicki moved to adjourn. Joe Stephens second. Motion carried unanimously.

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Monday, 14 September 2015.