

**WETLAND COMMISSION
TOWN HALL
21 FIELD PARK DRIVE, HADDAM
Monday, 10 February 2014
Regular Meeting
Unapproved Minutes
*Subject to Change by the Commission***

ATTENDANCE

X	Paul Best, Vice Chairman
X	Jeremy DeCarli
X	Dan Iwanicki, Secretary
X	Joe Laurenza
X	Joe Stephens
X	Mark Stephens, Chairman
X	Thomas Worthley (7:03 p.m.)
A	Mal Gorin, Alternate
A	Robin Maule, Alternate
X	Jim Puska, Wetland Enforcement Officer
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order & Attendance

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

2. Additions/Corrections to Agenda

Amendment: Switch Items 5. New Business and Item 6. Old. Business.

The Commission approved the agenda as amended unanimously.

3. Public Comment

None.

4. Wetland Enforcement Officer's Report

Mr. Puska reported on the following:

Dana Hess, 297 Oxbow Road (off of Foot Hills Road), Complaint from 13 January 2014 Meeting – Mr. Hess did not come in to the Land Use Office to discuss the matter further.

Saybrook Road, Water Complaint – A woman called about water not flowing as it used to (had small waterfall) and that this has been occurring for several years now. Due to the time frame, it's difficult to see if adjacent property owner has reworked the land. A brief discussion followed on how to handle situations similar to this and the one above.

FEMA Audit – FEMA audited all wetland permits within flood plain. No problems were found. Noted that an additional layer showing flood plains on the town's GIS has been helpful.

5. OLD BUSINESS

a. Brian Carey, Applicant. Old Kelsey Point, LLC, Owner. Property Location: Wiese Albert Road, Higganum, 2,200 Feet South of Intersection with Foot Hills Road. Assessor's Map #19, Assessor's Lot #005. Proposed Activity: Filling and Culverting an Existing Wetland to Construct a Driveway to Provide Access to a Proposed Home Site. Excepting the Driveway, all Proposed Site Improvements will be in Excess of 100 Feet from the Wetland Boundary.

Chuck Mandel, Stevens and Associates, agent for the applicant, was present.

This is a continuation from 13 January 2014.

Mr. Mandel asked if anyone had an opportunity to view the site. No one from the Commission had. Using the map, Mr. Mandel gave a brief overview of the proposal. Mr. Laurenza asked the extent of the cut through the wetlands. Mr. Mandel stated it is approximately 70 feet where the fill will be placed. Mr. Laurenza asked how deep the contractor will need to go for the base of the driveway. Mr. Mandel stated the site is primarily ledge with very little topsoil and the proposal is for filling. Mr. Best asked about the culvert size being noted in the motion. Mr. Mandel stated all calculations are on the map.

MOTION: Joe Stephens made a motion to approve the filling and installation of a culvert in an existing wetland to construct a driveway and access to a house site. All site work in excess of 100 feet from wetland. See map on file in the Land Use Office. **Conditions:** 1. Standard permit Conditions. 2. Special Conditions/Modifications – No. Tom Worthley seconded. Motion carried with Mr. Laurenza abstaining.

6. NEW BUSINESS

a. Josh Eddinger, Applicant. Richard M. Eddinger, Owner. Location: 78 Beaver Meadow Road, Haddam. Assessor's Map #45, Assessor's Lot #004. Proposed Activity: Replacement of Existing 18" Diameter Culvert with 2 – 24" Diameter Culverts and Scour Pads at Inlet and Outlet. Three (3) Lot Subdivision.

Pat Benjamin, engineer, Bascom and Benjamin; and Josh Eddinger, applicant, were present.

Mr. Benjamin noted that there are two separate pieces of property and two applications have been submitted.

Using a map, Mr. Benjamin pointed out Lot 1 – 4.04 acres and Lot 2 – 10.68 acres on Beaver Meadow Road and Lot 3 – 48.79 acres off of Hubbard Road and noted that the entire parcel is 65 acres. Mr. Benjamin reviewed the status of the roads – lower Bamforth Road (town considers abandoned by use, but not discontinued; have met with the town in regard to this; have no plans to use the road) and the old highway on the north side of Hubbard Road (lower end of Meeting House; considered an unimproved town road). Mr. Benjamin reported that Eric Davison, registered soil scientist and certified wetland scientist flagged the wetlands.

Mr. Benjamin reviewed the lots as follows: **Lot 1** – Consists of existing house, well, septic system, garage, and some of the chicken coops. Wetland line flagged in field – starts at an 18 inch culvert that drains under Beaver Meadow Road and drains to the north. No activity within 100 feet of wetlands. Just creating a lot line. **Lot 2** – Proposed house, driveway, well and septic system locations pointed out. Small portion of house within 100 feet of the wetlands. Do not propose to remove any trees. House is located at high point of lot. **Lot 3** – Proposed house, driveway (to come off of old highway), well and septic system locations pointed out. Six to seven test holes where done on the lot, the plans have been approved by the Chatham Health District, and one small area is within 100 feet of the wetlands and is up gradient of the wetlands.

Mr. Benjamin reported that he met with Jeff Jacobson, town engineer, Liz Glidden, town planner, and Jim Puska, zoning/wetlands enforcement officer, to discuss the proposed culvert replacement on the old highway. Using the map, Mr. Benjamin stated that the proposal is for the replacement of an existing 18 inch corrugated metal pipe with two 24 inch reinforced concrete pipes approximately 26 feet in length with a five foot wide by six foot long scour pad inlet with 18 inches of intermediate rip rap and an eight foot wide by ten foot long scour pad outlet with 18 inches of intermediate rip rap. The new culvert is designed to handle a 100 year storm. The proposed work will cause filling just at the edge of the wetlands as the right-of-way width is not 50 feet from the State's property to the Eddinger's property

Mr. Benjamin reported that a second culvert will be installed at the end of the right-of-way and Hubbard Road at the request of the town engineer. This will be a drop inlet or "DG" inlet with a five foot wide by ten foot long intermediate rip rap scour pad. Mr. Benjamin noted that this culvert is more than 100 feet away from the wetlands.

Mr. Best asked who would maintain the right-of-way to the driveway. Mr. Benjamin stated Mr. Eddinger will need to enter into an agreement with the Town who is requiring the applicant to maintain the right-of-way. Mr. Benjamin stated that a meeting was held with the town's engineer, surveyor, planner, and enforcement officer in regard to the status of the road (letter of opinion from town engineer received).

Mr. Best asked if the applicant will need to deal with CL&P. Mr. Puska stated no as they are beyond the setbacks. Mr. Benjamin stated the only time they will need to address CL&P is if there's activity within their right-of-way.

Mr. Iwanicki asked why the applicant didn't go further northeast for the primary and reserve area for Lot 3 as the current proposal will impact the wetlands. Mr. Benjamin stated that CL&P will only allow a septic system within their boundaries only if the applicant is unable to find a suitable area on his property (which the applicant can).

Mr. Iwanicki asked if the application is for both culverts or just the right-of-way culvert. Mr. Benjamin stated that it's only for the right-of-way. Mr. Iwanicki stated there are construction plans for a second culvert. Mr. Benjamin stated that the town engineer requested the installation of the second culvert and that it is not within 100 feet of a wetland.

Mr. M. Stephens asked about wetland monuments. Mr. Benjamin stated that some type of marking will be done (boulders, fencing, or cedar posts).

Mr. J. Stephens asked if there were plans for further subdivision of Lot 3. Mr. Benjamin stated not at this time. Mr. Benjamin also stated that the Eddingers are trying to create a large estate lot; however, if additional testing were done on the lot, there is the potential for an environmental (conservation) subdivision.

Mr. Benjamin stated the applicant had to test for a code complying reserve area for Lot 1 and a primary and reserve area for Lot 2. Both areas are sand and gravel.

Mr. J. Stephens asked the intention of providing power to Lot 3. Mr. Benjamin stated that there will be underground utilities. Mr. M. Stephens asked that it be noted on the plans/map.

Item continued until Monday, 10 March 2014.

b. Josh Eddinger, Applicant. Richard M. Eddinger. Location: 78 Beaver Meadow Road, Haddam. Assessor's Map #46, Assessor's Lot #004. Proposed Activity: Construction of House, Well, and Septic Within 100 Feet of a Wetland.

Pat Benjamin, engineer, Bascom and Benjamin; and Josh Eddinger, applicant, were present.

Using a map, Mr. Benjamin pointed out the 4.63 acre parcel at the corner of Beaver Meadow Road and lower Bamforth Road (abandoned by use, but not discontinued). Mr. Benjamin stated that Eric Davison, registered soil scientist and certified wetland scientist, flagged the wetlands and conducted the soil testing and that the Chatham Health District has granted approval. Mr. Benjamin clarified that there are two separate applications and two separate properties.

Mr. Benjamin stated that the septic system is designed for a three bedroom 1,900 square foot house with a driveway coming off of Beaver Meadow Road (requested by the Town). Mr. Benjamin explained the type of system being proposed (designed by Geomatrix Systems, LLC, Old Saybrook). Mr. Benjamin stated that the lot has existed since the 1930s and pointed out various items on the map (well, silt fencing, limits of clearing, etc.).

Mr. Laurenza asked if the town was asked for a variance or easement to move the septic system closer to the road and further away from the wetlands. Mr. Benjamin stated that the applicant would need to get a variance from the state health dept. in Hartford. Discussion followed in regard the septic system (location and distances) and how it's built (vertical layers of sand and stone with distribution pipe on the top, no fabric).

Mr. Benjamin discussed the marking of the wetlands (placement of boulders). Mr. M. Stephens stated he liked the idea. Mr. Puska asked if this is to be done, that it be noted on the plans.

Mr. Iwanicki asked what a property owner can do with a CL&P right-of-way on it. Mr. Benjamin stated that a property owner can approach CL&P in regard to maintenance, etc. Mr. Puska stated that he has a brochure outlining what is permitted within the right-of-way.

Item continued until Monday, 10 March 2014.

7. Approval/Correction of Minutes

MOTION: Dan Iwanicki made a motion to approve the 13 January 2014 minutes as submitted. Joe Stephens seconded. Motion carried unanimously.

8. Election of Officers

MOTION: Joe Laurenza made a motion to nominate Mark Stephens, chairman; Paul Best, vice chairman; and Dan Iwanicki, secretary. Dan Iwanicki seconded. Motion carried unanimously.

Congratulations, gentlemen!

8a. Budget

Mr. M. Stephens reported that he has requested additional funding for the Wetlands budget. A brief discussion followed.

9. Adjourn

MOTION: Joe Laurenza made a motion to adjourn. Paul Best seconded. Motion carried unanimously.

The meeting was adjourned at 8:17 p.m.

Respectfully Submitted,
Bunny Hall Batzner
Bunny Hall Batzner, Recording Clerk

The next meeting is scheduled for Monday, 10 March 2014.