

**TOWN OF HADDAM
INLAND WETLANDS COMMISSION
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
TUESDAY, 11 OCTOBER 2016
PUBLIC MEETING
APPROVED MINUTES
*Approved as Submitted at the 13 February 2017 Meeting***

ATTENDANCE

A	Paul Best, Secretary
A	Curt Chadwick
A	Jeremy DeCarli
X	Dan Iwanicki, Vice Chairman
X	Joe Stephens
X	Mark Stephens, Chairman
A	Tom Worthley
X	Dave Costa, Alternate - Seated
A	Gail Reynolds, 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 and alternate members were seated.

2. Additions/Corrections to the Agenda

None.

3. Public Comment

None.

4. Old Business

None.

5. New Business

Alan Chadwick, Applicant and Owner. Property Address: 36 Nason Road, Higganum, Located at Assessor's Map 22, Assessor's Lot 0110-1. Proposed Activity: Pond Dredging.

Alan Chadwick, applicant/owner, and James Pulaski, owner, were present.

Mr. M. Stephens gave a brief history of the proposal – originally approved on 12 September 2011; five (5) year permit has expired; and Mr. Chadwick is back for a new permit.

Mr. Chadwick stated the previous permit was in his name, the house was constructed, and the property was transferred to his daughter and son-in-law, Cary Chadwick and Jim Pulaski.

Mr. Chadwick reported the proposal is to do the same thing as originally proposed five years ago. The pond is man made with a clay bottom and hasn't been cleaned out in approximately 35 years. The dirt will be placed adjacent to the pond on the hillside towards the back (moved away from the pond about 100 feet) and there is hardly any water in the pond at this time. Mr. M. Stephens noted that it's upland, the dredgings are not going to go into any wetlands and it's assumed they will be spread out. Mr. Chadwick confirmed the dredgings will be spread out and that they will be doing the work themselves.

The Commission reviewed photographs of the pond with Mr. Chadwick stating some of the photos were previous to the five years as some show water in the pond. Mr. Puska asked how much water is currently in the pond with Mr. Chadwick estimating 200 gallons. Mr. Pulaski stated the pond is very low with about a foot of water, at most, in the middle.

Mr. M. Stephens stated the Commission recommends making the pond as deep as possible. Mr. Chadwick stated the original proposal was to take some of the spoils and distributed them around the house as it was being built; however, since the house is built, the spoils will be placed against and graded into the bank. Mr. M. Stephens explained the location of the property and the work will be observable from the road.

Mr. J. Stephens asked what type of material will be dredged from the pond. Mr. Chadwick stated basically silt (some runoff from the field next door). Mr. M. Stephens asked if there was any road sand runoff. Mr. Chadwick stated it can make it to the pond. Mr. Chadwick also stated what filled the pond in the most was the development along the hillside on Nason Road. Mr. J. Stephens asked what type of equipment will be used to perform the work. Mr. Chadwick stated an excavator, backhoe, and small bulldozer. Mr. J. Stephens asked if they would be driving into the pond to remove material. Mr. Chadwick and Mr. Pulaski stated the excavator is large enough to reach in to the pond. Mr. J. Stephens asked if there was a firm schedule of time to conclude the project. Mr. Pulaski stated once the approval goes through, he will have the equipment delivered and the work will be completed this year.

MOTION: Dan Iwanicki moved to approve the dredging of an existing pond with the removal of approximately 60 to 100 cubic yards of silt to be used as a fill on site near pond on same property. See map on file in the Land Use Office. **Conditions:** 1. Standard Permit Conditions. 2. Special Conditions/Modifications – Yes. a. Fifteen (15) day waiting period for potential petition from the public. Joe Stephens second. Motion carried unanimously.

Mr. Iwanicki asked for an update on Nason Road. Mr. M. Stephens stated everything is buttoned up and there is no more runoff. Mr. Iwanicki stated he was asking about the Chatham Lake Subdivision. Mr. M. Stephens stated he has heard the actual bankruptcy is going through. Discussion followed in regard to access to the lake.

6. Wetlands Enforcement Officer's Report

Mr. Puska reported there have been a number of agent approvals – sheds, decks, and pools. Mr. M. Stephens and Mr. Iwanicki asked Mr. Puska to provide a list of agent approvals each month. Mr. M. Stephens stated this information is important for the town's annual report. Mr. Iwanicki stated the public record needs to show the WEO and/or the Commission has addressed those issues and that should be recorded (the report can be added to the minutes).

Evergreen Subdivision (Driveway/Garage off Beaver Meadow Road) – Mr. Iwanicki asked for an update. For the benefit of those Commissioners not familiar with the proposal, Mr. Iwanicki gave a brief history (see 16 February 2016 minutes under Wetland Enforcement Officer's Report and 11 April 2016 under Approval/Corrections of Minutes). Mr. Iwanicki stated the WEO approved a driveway under agent approval; however, it appears the property owner wants more. Mr. Puska reported the applicant is trying to get an apartment on the property (has been to P&Z where the apartment was not approved, but the applicant has reapplied – see 16 June 2016, 21 July 2016, 20 October 2016, and 3 November 2016 minutes).

Mr. Puska stated he has concerns about the new proposed driveway leading down from the house to the garage and will be having Jeff Jacobson, town engineer, Nathan L. Jacobson & Associates, review the proposal.

Mr. Iwanicki stated the reason why he has pursued this matter is due to a telephone call he received from the lady who owns the Beaver Meadow Road property to the front of this proposal and that he contacted Mr. Puska to call this woman as she was so upset. Mr. Iwanicki stated during their discussion, this woman was unaware the driveway and the structure would be so close to her property. Mr. Costa asked what would prevent the applicant from constructing an additional apartment within the garage. Mr. Puska stated that is a concern, but there are no regulations that limit the size of the initial structure that an 800 square foot apartment can be constructed in. Discussion followed with Mr. Puska stating P&Z is reviewing their regulations to see if they can modify their regulations to address this issue.

7. Approval/Correction of the Minutes

MOTION: Dan Iwanicki moved to approve the 11 April 2016 minutes as submitted. Joe Stephens second. Motion carried unanimously.

MOTION: Joe Stephens moved to approve the 9 May 2016 minutes as submitted. Dave Costa second. Motion carried with Mr. Iwanicki abstaining.

Corrections to the 13 May 2016 special meeting minutes: page 1, New Business - Continued, last paragraph, fourth line – change “clearing” to “clear” and page 3, second paragraph, fourth line – change “he’s” to “he, himself, is”.

MOTION: Joe Stephens moved to approve the 13 May 2016 special meeting minutes as amended. Dave Costa second. Motion carried with Mr. Iwanicki abstaining.

8. Adjournment

MOTION: Dan Iwanicki moved to adjourn. Dave Costa second. Motion carried unanimously.

The meeting was adjourned at 7:38 p.m.

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Monday, 14 November 2016.