

**TOWN OF HADDAM
INLAND WETLANDS COMMISSION
TOWN HALL
21 FIELD PARK DRIVE, HADDAM, CT
MONDAY, 13 FEBRUARY 2017
PUBLIC MEETING
UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Paul Best, Secretary
X	Curt Chadwick
A	Jeremy DeCarli
A	Dan Iwanicki, Vice Chairman
A	Joe Stephens
X	Mark Stephens, Chairman
X	Tom Worthley
A	Dave Costa, Alternate
X	Gail Reynolds, Alternate - Seated
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 7:01 p.m. and all regular and alternate members were seated.

Mr. M. Stephens noted Mr. Chadwick has been reappointed (expiration of term 5/1/2020).

2. Additions/Corrections to the Agenda

None.

3. Public Comment

None.

4. Old Business

None.

5. New Business

Ronald Muller, Applicant and Owner. Property Address: 400 Beaver Meadow Road, Haddam, Located at Assessor's Map 53, Assessor's Lot 005-1. Proposed Activity: Accessory Building 16 Feet by 24 Feet, Converting Existing Swimming Pool to Pond, New Chicken Coop.

Mr. Muller, applicant/owner, was not present.

Mr. Puska gave a brief history on the property – pre-built shed delivered to property without proper permits/application and previous property owners Anita Deeg-Carlin and Christopher Carlin had to obtain a

front yard variance (approved by ZBA on 8/29/2013) as well as a wetlands permit (heard on 8/12/2013; approved on 9/13/2013). Mr. Puska reported the property has since been sold and Mr. Muller, new owner/applicant, has taken the original (previously approved) shed and moved it back further (same setbacks as the side property line). Mrs. Reynolds asked if the shed was moved back toward the house or toward the wetland. Mr. Puska stated straight back toward the back of the yard. Mr. Best asked if the parcel is on the north side going west on Beaver Meadow Road. Mr. Puska stated yes. **(Recording Clerk's Note:** Cross streets are Hubbard Road and Mottland Road – state forest road).

Using the drawing, Mr. Puska pointed out the proposed location for the new 16 foot by 24 foot shed (crosshatch marked), the new location of the existing shed (solid colored). Mr. Puska reported he does not have a problem in relocating the original shed; however, the proposed new shed would be constructed more towards the front property line. Mr. Puska talked about the wetland area noting there is no A-2 wetlands survey. Mr. M. Stephens asked if the Commission had requested the original owners to install wetland monuments. Mr. Puska stated no. Mr. Puska reported Mr. Muller would also like to construct a small chicken coop in the backyard beyond the relocated shed as well as modify an existing swimming pool into a fish pond.

Mr. Puska suggested the Commission work within the parameters of what they did the last time. Mr. Best asked if the non-wetland is accurately depicted on the map. Mr. Puska stated the map is close. Mr. M. Stephens felt a site walk was in order and a decision would not be made until the March meeting. Mr. Puska showed the Commission a GIS map showing the property.

Mr. Chadwick asked if there was any information in how to turn a pool into a pond. Mr. Puska stated no, noting it's just a related activity in the upland review area. Mr. Puska also stated the main concern is the proposed 16 foot by 24 foot shed. Mr. M. Stephens stated the proposed chicken coop could be a "by right" matter.

Mr. Puska asked Mr. M. Stephens if a public hearing would be required. Mr. M. Stephens stated no.

Site Walk – Saturday, 11 March 2017, 9:00 a.m. Applicant to be advised this is open to the public.

6. Wetlands Enforcement Officer's Report

Mr. Puska reported on the following:

Park Road Drainage Improvement – This would be off of Route 154 (Park Road Extension). All work is within the upland review area and no work will be done in the wetlands. The proposal calls for basins, piping, and culverts. When it goes out to bid, the contractor and start date will be determined. Additional work will be taking place on the main portion of Park Road – closing off the northern end of the road and creating a turnaround as well as additional drainage work and paving.

Eversource Vegetation Management Notice – Proposed work to take place within their rights-of-way. A brief discussion followed in regard to other areas Eversource has been clearing.

Request for Updated Inland-Wetlands Membership List – Mr. M. Stephens asked for an updated membership list to reflect contact numbers and mailing addresses.

Nason Group (Chatham Lake Subdivision) – Mr. Best asked for an update on this matter. Mr. Chadwick stated there was a town meeting in regard to Nason Group coming out of bankruptcy and the town needs to decide how it wants to proceed. Discussion followed in regard to the dam (who's responsible), the homeowners association (has not been started), whether or not the town may have rights to the beach on the lake, dedicated open space land, and who maintains the road. Mr. Chadwick showed the Commission a map showing various aspects of the subdivision that was distributed at the town meeting.

7. Approval/Correction of the Minutes

MOTION: Tom Worthley moved to approve the 11 October 2016 minutes as submitted. Gail Reynolds second. Motion carried unanimously.

8. Election of Officers

MOTION: Gail Reynolds moved to nominate the existing officers – Mark Stephens, chairman; Dan Iwanicki, vice chairman; and Paul Best, secretary, for another term. Tom Worthley second. Motion carried unanimously.

9. Adjournment

MOTION: Tom Worthley moved to adjourn. Gail Reynolds second. Motion carried unanimously.

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

Respectfully Submitted,

Bunny Hall Batzner

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Recording Clerk

The next meeting is scheduled for Monday, 13 March 2017.