

**TOWN OF HADDAM  
INLAND WETLANDS COMMISSION  
PUBLIC HEARING AND MEETING  
TOWN HALL  
21 FIELD PARK DRIVE, HADDAM, CT  
MONDAY, 18 MARCH 2019  
UNAPPROVED MINUTES  
*Subject to Approval by the Commission***

**ATTENDANCE**

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

**2. Additions/Corrections to the Agenda**

There were no additions/corrections to the agenda.

**3. Public Comment**

There were no comments from the public in attendance.

**4. Old Business: Public Hearing (Continued)**

**Application for Wetlands Permit #IW19002 for Activity in the Upland Review Area on Property Located at 81 Arkay Drive, Haddam, CT and Shown on Assessor's Map #36, Assessor's Lot #7-12**

Michael Harkin, P.E., Principal of Harkin Engineering, LLC, representing Michael Sciascia, Applicant and Owner; and Bill Cowan, President, Haddam Land Trust, were present.

This is a continuation from Monday, 17 December 2018 and Tuesday, 19 February 2019.

Mr. Harkin gave a brief synopsis of what has transpired to date noting that the plans have been sent to Tom Metcalf, P.E., L.S., representing the Haddam Land Trust (HLT), and Jeff Jacobson, P.E., Nathan L. Jacobson and Associates, consulting engineer for the Town of Haddam, for their review/comments. Mr. Harkin reported comments received from Mr. Metcalf and Mr. Jacobson were added to the plans.

Mr. Harkin reviewed a letter from Tom Metcalf, dated 8 March 2019 (Exhibit A, 3 pages; copy on file in the Town Clerk's Office and the Land Use Office). Using the map, Mr. Harkin pointed out the areas Mr. Metcalf was commenting about: #3a – Erosion control barrier to be placed on HLT property several feet be-

yond actual fill slope. Mr. Harkin noted Mr. Jacobson requested silt fenced backed by staked hay bales in the same area. #3c – Final grade of slope not addressed. Mr. Harkin stated the slope has now been addressed and will be approximately 2H:1V and a structural note has been added to plans. Discussion followed in regard to liability, grade of original slope (unknown until work begins), spot shots to be taken and submitted for the record, and the type of material trucked in (Mr. Harkin stated the soil is clean; however, the large rocks and debris will need to be removed). #3d – Bottom of slope should be at or close to pre-existing grade (Construction Callout Note #10 addresses this). #3e – Roof runoff to be addressed to assure there is no adverse effect on the embankment slope. Mr. Harkin noted Mr. Jacobson also called this out. (Callout Notes #3 and #3a – two - 16 linear feet, 18 inch infiltrator units). #3f – Questioning whether the amount of fill can fit in the proposed stockpile areas. Mr. Harkin believes there's sufficient room as fill is required in the garage area. There is also a note on the plan that if any material is to be removed from the property the ZEO is to be notified prior to removal. #3g – Proposed seed mix typically used for a lawn. Mr. Metcalf requested a non-mowable mix to be used. Mr. Harkin stated meadow mix will be used; taken from the Connecticut Erosion and Sediment Control Guidelines. #3h – HLT representative be present at pre-construction meeting (included in the "Pre Construction Meeting" block.) #3j – Topsoil specification should be included on the plans; also requested by Mr. Jacobson (note on plan; taken from Erosion and Sediment Control Guidelines). #3l – Town to consider whether a site stabilization maintenance bond is appropriate. Mr. Harkin stated he didn't believe a bond would be appropriate and the Commission agreed.

Mr. Harkin reviewed a memorandum from Jeff Jacobson, dated 27 February 2019, (Exhibit B, 2 pages; copy on file in the Town Clerk's Office and the Land Use Office). Using the map, Mr. Harkin pointed out the areas Mr. Jacobson was commenting about: #1 – Concerned the temporary haul road on the south side of the property will further encroach on HLT property. Mr. Harkin stated a haul road is being shown; however, it will be up to the contractor as to whether or not to use one. #2 – Discharge from roof leaders be taken away from the steep slopes. Infiltrators address concern. #4 – Recommend silt fence be placed down gradient of the proposed fill areas. #5 – Inconsistency of topsoil depths. Mr. Harkin stated the plan has been corrected to reflect six inches where four inches was noted. #6 – Requesting seed mix be 4 lbs./1,000 square feet. Mr. Harkin noted the request has been noted on the plans. #7 – Eliminate reference to a possible subdivision. Mr. Harkin stated typo has been removed.

Mr. Harkin then reviewed a memorandum from Jr. Jacobson, dated 18 March 2019, (Exhibit C, 2 pages; copy on file in the Town Clerk's Office and the Land Use Office). #1 – Continued concern with the haul road. Mr. Harkin stated he will follow up with Mr. Jacobson next week regarding this matter. In the notes a written letter must be obtained from the HLT allowing access to HLT property. #2 – Roof leader discharge area detail has not been provided and it should be confirmed that there is sufficient volume within the chambers and stone voids. Mr. Harkin stated the system is self-explanatory.

Mr. Harkin stated once he has a letter from the HLT allowing them access to their property, then he can begin scheduling.

Mr. Harkin stated Mr. Metcalf had noted to make clear the responsibility of site inspections. Mr. Harkin stated he will not have an engineer sitting on site every day, but will send one out every other day or every two days. Mr. Harkin noted that there will be wetlands inspections, but he would need to get permission from Mr. Sciascia to allow everyone on his property.

Mr. M. Stephens asked Mr. Harkin the distance off the line needed from the HLT. Mr. Harkin stated it's unclear at this time; however, if permission is granted, the contractor will come down the old haul road and pick the rocks/debris up (inspector will be on site and offered the same to Mr. Cowan).

Mr. M. Stephens asked Mr. Harkin to further explain about the infiltrators for the roof runoff. Mr. Harkin stated it's similar to a dry well (on site detention). Mr. Harkin stated this system will be plastic (easier to pick up/install).

Mr. Best asked how meadow mix is maintained if it's not mowed. Mr. Harkin stated the Erosion and Sediment Control Guidelines have a listing of seed mixes for various slopes and he believes the mix germinates well, dies off, and reseeds itself. Mr. Best asked if the mix is deep rooted with Mr. Harkin stating yes, especially for side slopes. Mr. Puska provided some facts about meadow grass.

Mr. Cowan stated he spoke to Mr. Metcalf, who did not have a lot of time to thoroughly review the revised plans, but did have time enough to provide a few comments. 1. Suggested a bond. Mr. Cowan stated this may not be the place for a bond. 2. Expressed concern about the stockpile area. 3. Use of HLT property. Mr. Cowan stated this is more of a HLT issue and noted that the HLT requires liability insurance (\$2 million dollars) for anyone working on HLT property. 4. Moving silt fence downslope onto the HLT property. Feel this is a good idea and support the installation of fencing. 5. End date for project (easement is not a forever easement). 6. Final acceptance of the project. Mr. Cowan asked if the town engineer could sign off on the project.

Mr. Best asked if the HLT would want the hay bales to be removed. Mr. Harkin stated once the slope is stabilized, the hay bales should be removed because over time they start to break up/clump up and look unsightly. Mr. Harkin also stated the silt fence should also be removed. Mr. Harkin noted that there will be some washouts until the grass really begins to take.

Peter Smith, Vice President, HLT, asked if a wetlands permit was necessary for this project and if one had ever been issued. Mr. M. Stephens stated yes, a wetlands permit is necessary and yes, however, it's being replaced by a new permit.

Susan Bement, Director, HLT, voiced concern over equipment going down into the wetland area even with the fill that's been placed on top. Mrs. Bement spoke in regard to Richard Snarski, Soil Scientist, indicating that he was unable to tell where the wetlands stopped (how far under the fill) due to the amount of fill that was installed. Mrs. Bement stated if a long armed excavator could be used, it would be better for the wetlands. Mr. Harkin stated he would like to stay on Mr. Sciascia's property as much as possible and remain off of the HLT property because of the wetlands. Mr. Harkin noted that he was brought onto this project quite a bit after work had been done; however, he will make sure the property line is staked and then they will know how far they may have to go on the HLT land. Mr. Harkin stated that Mr. Snarski is also his wetlands soil scientist and if there's an issue, he can bring him out to the site.

Discussion followed in regard to whether or not to close the hearing in order to allow Mr. Metcalf time to thoroughly review the revised plans and when work may begin (noted there will be a preconstruction meeting).

**MOTION:** Paul Best moved to close the public hearing at 7:45 p.m. Joe Stephens second. Motion carried unanimously.

## **5. Public Meeting**

### **Application for Wetlands Permit #IW19002 for Activity in the Upland Review Area on Property Located at 81 Arkay Drive, Haddam, CT and Shown on Assessor's Map #36, Assessor's Lot #7-12**

Michael Harkin, Professional Engineer, Principal of Harkin Engineering, LLC, representing Michael Sciascia, Applicant/Owner; and Bill Cowan, President, Haddam Land Trust, were present.

After the motion was read, there was some concern by the Commission regarding the wording. Mr. Puska reviewed the motion and feels that it was appropriate as it addresses the project. Prior to the motion being made, it was noted that the plans were updated and that permission from HLT is required before work begins on their property. Mr. Harkin noted that the applicant owes the HLT's attorney information prior to work taking place.

**MOTION:** Paul Best motioned to continue this matter to the meeting of March 18, 2019 for the removal of fill material and regrading of the existing slope at the rear of the property, according to **the PROJECT SUMMARY OF WORK SUBMITTED DATED RECEIVED DEC 13, 2018 LAND USE OFFICE AND THE DETAILED SITE PLAN PRESENTED AT THE INLAND WETLAND MEETING FEBRUARY 19, 2019.** **This is updated with plans dated 3/18/19 from Harkin Engineering.** See map on file of the Land Use Office. Conditions: 1. Standard Permit Conditions. 2. Special Conditions/Modifications – Yes. a. Permission from Haddam Land Trust must be granted for work on Haddam Land Trust property. Joe Stephens second. Motion carried unanimously.

## **6. New Business**

There was no New Business to discuss.

## **7. Wetlands Enforcement Officer's Report**

**Mark Scheinberg, Injun Hollow Road, Haddam Neck, Upland Review Area, Agent Approval –** Mr. Puska reported the work does not encroach on the wetlands, that it's merely in the upland review area. The proposed work is enlarging/renovating the existing kitchen approximately six (6) feet.

## **9. Approval/Correction of the Minutes**

**19 February 2019 Public Hearing/Meeting Minutes – MOTION:** Curt Chadwick motioned to approve the 19 February 2019 Public Hearing/Meeting Minutes as submitted. Mark Stephens second. Motion carried unanimously.

## **10. Adjournment**

**MOTION:** Curt Chadwick motioned to adjourn. Mark Stephens second. Motion carried unanimously.

The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

*Bunny Hall Batzner*

Bunny Hall Batzner, Recording Clerk

**The next meeting is scheduled for Monday, 15 April 2019.**