

Town of East Hampton  
**Inland Wetlands and Watercourses Agency**  
**Regular Meeting**  
June 24, 2020 – 6:30 P.M.  
Virtual Meeting

**MINUTES**

**Present:** Chairman Foran, Peter Wall, W. Dean Kavalkovich and David Boule.

**Absent:** Vice-Chairman Wilson, Robert Talbot, Scott Hill and Alternate Tess Lundgren.

**1. Call to Order:** The meeting was called to order at 6:30 p.m. by Chairman Foran.

**2. Seating of Alternates:** None.

**3. Approval of Minutes:**

**A) May 27, 2020 Regular Meeting:** Mr. Boule made a motion to approve the May 27, 2020 minutes as written. The motion was seconded by Chairman Foran.  
**(4-0)**

**4. Communications, Enforcement and Public Comment:**

Communications: None.

Enforcement: None.

Public Comment: None.

**5. Agent Approvals:**

- A. IW-20-098: Kelly Foster, 29 Wangonk Tr.,** Construction of a deck within the Upland Review Area. Map 09A/Block 70C/Lot 27. ***Agent approved per Agency.***
- B. IW-20-014: Theater Square LLC., 11 North Main St.,** construction of a 20' x 40' deck within the Upland Review Area. Map 01A/Block 39A/Lot 28A. ***Agent approved per Agency.***
- C. IW-20-015: Theater Square, LLC., 11 North Main St.,** filling for widened drive aisle at rear of building in Upland Review Area. Map 01A/Block 39A/Lot 28A. ***Agent approved per Agency.***

**6. Reading of the Legal Notice:** Not required.

**7. Continued Applications:**

- A. Application IW-20-011: Edgewater Hill Enterprises, LLC.,** construction of Market

Square 2 building with regulated activities in the Upland Review Area. Map 10A/Block 85/Lot 5C. Steve Motto of Edgewater Properties stated that this 2<sup>nd</sup> building is a mirror image of the existing MS1 building. The plans were reviewed by the Town consultants and all their inquiries were satisfied. The application was presented at the last Conservation Lake Commission and no recommendations were made. Dave McKay, P.E. with Boundaries, LLC. stated that the following 2 revisions were made to the plan: the wetland setback was changed to 200' because it is in the Lake Pocotopaug Watershed and the storm water basin will include a future underdrain to improve future functionality. Mr. DeCarli stated that a revised plan was submitted with an overlay of the Master Plan on it to show consistency and that the dry hydrant is considered an As of Right Use per the Regulations. Attorney Heller provided a recap of the presentation given at the last meeting and added that Anchor Engineering has reviewed the drainage and overall plans. Mr. Boule made a motion to approve Application IW-20-011: Edgewater Hill Enterprises, LLC., construction of Market Square 2 building with regulated activities in the Upland Review Area Map 10A/Block 85/Lot 5C using the standard short form. Mr. Wall seconded the motion. **(4-0)**

- B. Application IW-20-012: Edgewater Hill Enterprises, LLC.,** re-subdivision approval for the creation of 2 lots. Map 10A/Block 85/Lot 5C. Attorney Heller stated that this application is for review a 2 lot subdivision only, no activity proposed in conjunction with this application. An overlay of the Mast Plan was added to the site plans to show consistency and the plans were submitted to the Town. Mr. Boule made a motion to approve Application IW-20-012: Edgewater Hill Enterprises, LLC., re-subdivision approval for the creation of 2 lots Map 10A/Block 85/Lot 5C using the standard short form. The motion was seconded by Mr. Kavalkovich. **(4-0)**

## **8. New Applications:**

- A. IW-20-019: David Bengston, 82 Spellman Point Rd.,** to demolish the existing home and construct a new 1,713.96 sq. ft. single family home within the Upland Review Area. Map 09A/Block 70/Lot 3. Mark Reynolds, P.E. presented. Site plans were made available showing what exists and an overlay of what is proposed. Runoff from the site will go into an infiltration bed. The patio that exists will be removed and the area will be mulched. A deck will be constructed in the same area with crushed stone underneath. The driveway will be pervious pavers. A variance was obtained for the garage. The site is flat and there is a concrete retaining wall at the edge of the lake that will act as a barrier along with silt fence. The Commission required a clean site plan without the overlay to decipher what is being proposed. Mr. Kavalkovich made a motion to continue Application IW-20-019: David Bengston, 82 Spellman Point Rd., to demolish the existing home and construct a new 1,713.96 sq. ft. single family home within the Upland Review Area Map 09A/Block 70/Lot 3 to the next regularly scheduled meeting on July 29, 2020. The motion was seconded by Mr. Wall. **(4-0)**

## **9. Public Hearing: None.**

**10. New Business:**

**A. Election of Officers** – Mr. Wall made a motion to continue the Election of Officers to the next regular scheduled meeting on July 29, 2020. The motion was seconded by Mr. Boule. **(4-0)**

**11. Old Business:** Mr. DeCarli mentioned that the Town is looking to purchase 7 acres of the Christopher property to preserve the land in the lake watershed and they are applying for a grant to do so. He asked the Commission if they would submit a letter of support to add to the grant application packet. The members agreed and Mr. DeCarli will draft a letter. Mr. Kavalkovich was concerned about ATV damage to a trail on the north side of the lake. The property is State owned so Mr. DeCarli will reach out to the DEEP about the concern.

**12. Public Comment:** None.

**13. Adjournment:** Mr. Kavalkovich made a motion to adjourn at 7:17 p.m., seconded by Mr. Wall. **(4-0)**

Respectfully submitted,

Christine Castonguay  
Recording Clerk