

Town of East Hampton
Inland Wetlands and Watercourses Agency
Regular Meeting
July 26, 2023 – 6:30 P.M.
East Hampton Town Hall Meeting Room

DRAFT MINUTES

Present: Chairman Joshua Wilson, Vice-Chairman Dean Kavalkovich, David Boule, Peter Wall and Derek Johnson.

Absent: Scott Hill

1. Call to Order: The meeting was called to order at 6:32 p.m. by Chairman Wilson.

2. Seating of Alternates: None.

3. Approval of Minutes:

A) June 28, 2023 Meeting: Vice-Chairman Kavalkovich made a motion to approve the June 28, 2023 minutes as written. The motion was seconded by Mr. Wall.

Vote: 5-0

4. Communications, Enforcement and Public Comment:

Communications: Mr. DeCarli noted Derek Johnson appointment letter for the Commission.

Enforcement: Mr. DeCarli explained he has taken enforcement action at High Point Drive for a wetland violation and disturbance in a conservation easement. Mr. DeCarli briefly explained he is working with the property owner for a remediation plan.

Public Comment: None.

5. Agent Approval: None.

6. Reading of the Legal Notice: None.

7. Continued Applications:

A. Application IW-23-014: Princess Pocotopaug Association, Wangonk Trail, Remove boat ramp to construct seawall and side walk along Lake Pocotopaug. Map 09A/ Block 70C/ Lot 44. David Schuler, 8 Seminole Trail, provided the measurements for existing boat ramp and proposed sea wall location. Mr. DeCarli noted proposed plans were reviewed by the Conservation Lake Commission and asked the applicant for their feedback.

Mr. Schuler replied the Conservation Lake Commission asked him to minimize water runoff from the driveway entering the lake. Mr. Schuler further explained they proposed adding stone and add plantings as a buffer. Chairman Wilson asked if the driveway is paved and Mr. Schuler replied yes. Commission Members briefly discussed flow of water to current boat ramp area. Vice-Chairman Kavalkovich asked for clarification how long the proposed sea wall is and Mr. Schuler replied about 12ft and noted existing sea walls on both side of the existing boat ramp. Commission Members briefly discussed the need for a vegetated buffer. Vice-Chairman Kavalkovich asked if concrete and stone will be removed from the boat ramp. Mr. Schuler replied yes and an area will be used for access by removeable aluminum stairs. Vice-Chairman Kavalkovich made a motion to approve Application IW-23-014: Princess Pocotopaug Association, Wangonk Trail, Remove boat ramp to construct seawall and side walk along Lake Pocotopaug. Map 09A/ Block 70C/ Lot 44 using the standard short form permit. With an additional condition that the recommendations from the Conservation Lake Commission regarding the installation of a buffer area and an increase in the height of the wall to block water from flowing directly into the lake must be incorporated into the plans to the satisfaction of Town Staff. For the following reasons: the current ramp is a safety issue and the project provides recreational value without further incursion into the lake. The motion was seconded by Mr. Johnson. **Vote: 5-0**

8. New Applications:

A. Application IW-23-016: Matthew Pegolo, 292 West High St., Construct a single-family home within Upland Review Area. Map 06/ Block 6/ Lot 3B. Mike Sullivan. Professional Engineer, East-West Engineering of West Hartford and Matt Pegolo, Architect presented plans. Mr. Pegolo explained the property previously received approval to subdivide but current owner would like to combine both lots. Mr. Sullivan discussed proposed plans for a single-family home and noted remaining portion of the property to be used as a solar field. Mr. Sullivan stated they used previous wetland delineation, soil testing and infiltration investigation for design. Mr. Sullivan noted upland review area disturbance and stated they submitted application to Chatham Health. Mr. Sullivan read submitted narrative to the Commission that further discussed proposed plans. Chairman Wilson asked for confirmation if they are relying on previous wetland delineation that was completed prior to 2010 and that wetland delineation been verified. Mr. Sullivan replied they did not update the earlier fieldwork, they walked the site and the site did not appear to have any man made or natural modifications. Mr. Wall asked if there is sewer hookup and Mr. DeCarli replied no. Mr. Wall asked if the site had another access off of Coughlin Road and Mr. Sullivan replied no. Vice-Chairman Kavalkovich made a motion to continue the application IW-23-016: Matthew Pegolo, 292 West High St., Construct a single-family home within Upland Review Area. Map 06/ Block 6/ Lot 3B to the next regularly scheduled meeting of August 30, 2023. The motion was seconded by Mr. Wall. **Vote: 5-0**

B. Application IW-23-017: Flanders Road Estates, LLC, Flanders Road, Fifteen (15) Lot Subdivision with 46,400 square feet of disturbance in the Upland Review Area, (Home Acres Estates), Map 26/ Block 87/ Lot 6.

Rob Baltramaitis, Professional Engineer, explained proposed plans for a 15-lot subdivision. Mr. Baltramaitis noted there is no direct impacts to wetlands, there is a wetland report by James Sipperly that reports no adverse impacts to wetlands and 1.06 acres of upland review area disturbance. Mr. Baltramaitis described the site's location. Mr. Baltramaitis explained the parcel is 53 acres and provided dimensions. Mr. Baltramaitis explained the soil report completed by James Sipperly noted three areas of wetlands and provided flagged wetland locations. Mr. Baltramaitis explained three lots would have access from Pecauset Trail and the remaining 12 lots would have access to Flanders road by a 22ft wide private road. Mr. Baltramaitis discussed the site drainage to a proposed vegetated swale to direct water runoff towards a proposed retention basin. Mr. Baltramaitis explained the detention basin is designed in accordance with DEEP stormwater control manual, erosion and sedimentation control guidelines and Town standards. Mr. Baltramaitis noted a separate lot of 7.3 acres is open space and stated there is conservation easements on other parcels. Mr. Johnson asked for clarification on discrepancies of flagged wetland areas. Mr. Baltramaitis replied the soil scientist will clarify at next meeting. Vice-Chairman Kavalkovich asked for open space and conservation easement locations. Mr. Baltramaitis provided locations. Mr. Wall asked if drainage would be contained on the site and not enter Flanders Road. Mr. Baltramaitis replied yes with an exception of the beginning of the proposed road. Commission Members briefly discussed the existing access road to the site. Mr. Baltramaitis explained lot 8 is oversized and will not be subdivided. Mr. Boule asked if there is a minimum length for a cul-de-sac. Mr. Baltramaitis replied the proposed road is 1400ft and the standard is 1500ft. Chairman Wilson asked if it was possible to create a connection to Pecauset Trail. Mr. Baltramaitis replied it would be a challenge because of grading. Chairman Wilson asked for Mr. DeCarli's comments for subdivision. Mr. DeCarli replied he did supply comments in their packets and noted most comments relate to PZC. Mr. Boule asked if Town Engineer will review the project. Mr. DeCarli replied he may not as the Town Engineer reviews larger project but Public Works Department will. Commission Members briefly discussed proposed detention basin. Mr. Wall asked if there will be a maintenance plan for the private road. Mr. Baltramaitis replied yes, the open space, detention basin and roadway will be owned by a homeowner's association. Mr. Boule asked for site line details for the road out of Flanders. Mr. Baltramaitis replied they are preparing intersection site lines profiles. Chairman Wilson asked if there is a cut and fill analysis. Mr. Baltramaitis replied they could prepare one for the next meeting. Chairman Wilson asked for clarification of flagged wetlands flow directions. Mr. Baltramaitis replied he will clarify and will have a drainage report at the next meeting. Mr. Boule made a motion to continue Application IW-23-017: Flanders Road Estates, LLC, Flanders Road, Fifteen (15) Lot Subdivision with 46,400 square feet of disturbance in the Upland Review Area, (Home Acres Estates), Map 26/ Block 87/

Lot 6 to the next regularly scheduled meeting of August 30, 2023. The motion was seconded by Mr. Johnson. **Vote: 5-0**

9. Public Hearings: None.

10. New Business: None.

11. Old Business:

A. Annual Review of Bylaws. Mr. Wall discussed revising meeting start time to 6:30pm and asked if Town Manager attend he does not have voting rights per Bylaws. Commission Members discussed if they could give the Town Manager voting rights if there is a lack of quorum. Mr. DeCarli replied he will check the Town's ordinance. Mr. Boule recommended revising order of business. Commission Members briefly discussed order of business. Commission Members briefly discussed disqualifying a board member and possible language change. Commission Members agreed on language change for date, place, time for meetings. Mr. DeCarli will present at next meeting updates to bylaws and verify if bylaws do not need a public hearing when updated.

12. Public Comments: None.

13. Adjournment: Mr. Boule made a motion to adjourn at 7:28p.m., the motion was Seconded by Mr. Wall. The motion was unanimous in favor.

Respectfully submitted,



Cheryl Guiliano, Recording Clerk