

Town of East Hampton
Inland Wetlands and Watercourses Agency
Special Meeting
February 21, 2018 – 6:30 P.M.
East Hampton Town Hall Meeting Room

MINUTES

Present: Chairman Jeff Foran, Vice Chairman Joshua Wilson, David Boule, Robert Talbot, Peter Wall (arrived at 6:59 at the start of Agenda Item# 7B which he recused himself from) and Jeremy DeCarli (P & Z).

Absent: Scott Hill, Dean Kavalkovich and Jacqueline True.

1. Call to Order: The meeting was called to order at 6:30 P.M. by Chairman Foran

2. Seating of Alternates: No Alternates were seated.

3. Approval of Minutes:

A) January 31, 2018 Regular Meeting: *Mr. Wilson moved, and Mr. Boule seconded, to approve the minutes of the January 31, 2018 regular meeting. Voted 4-0 in favor (Mr. Wall was not present during this vote.)*

4. Communications, Enforcement and Public Comment:

Communications: Mr. DeCarli informed the Commission of an upcoming 2018 Connecticut Land Conservation Conference on March 17, 2018 at the Wesleyan University and Vice-Chairman Wilson added that there is an annual meeting of the Connecticut Association of Wetlands Scientists on March 8, 2018.

Enforcement: To be covered later in the agenda

Public Comment: None

5. Agent Approval: None

6. Reading of the Legal Notice: Mr. DeCarli read the Legal notice for the IWWA Special Meeting on February 21, 2018.

7. Continued Applications:

A) Application IW-18-001, Christopher Burt, 21 Day Point Rd, After-the-fact, for repair of a seawall. Map 10A/Block 83/Lot 30. Mr. DeCarli stated that he emailed the members 4 aerial images of the area (2 images from 2016 and 2 from

2017) and that based on the images, the wall did not protrude from its original location prior to the work that was done. Mr. Burt presented drawings of the cross section wall. He stated that there are 2 sets of existing steps that he would like to make repairs to and that the south line between 21 and 23 Day Point Road is unclear but that the wall is technically on 21 Day Point Road. Vice-Chairman Wilson made a motion to approve the application of IW-18-001, Christopher Burt, 21 Day Point Rd, After-the-fact, for repair of a seawall. Map 10A/Block 83/Lot 30 using the standard short form and with the following conditions: that a formal survey of the wall be conducted to indicate the existing conditions of the reconstructed wall, that the steps required for repair are detailed on the survey and that when the steps are repaired that there is no further encroachment into the lake and that a follow up survey be conducted to confirm that. The motion was seconded by Mr. Talbot.

Vote: 4-0 in favor.

B) Application IW-18-000, Sheila Mullen, 47 Tartia Rd., to expand the parking area. Map 27/Block 55/Lot 2. Mr. Wall recused himself from this agenda item. Pat Benjamin of Bascom and Benjamin, 360B Main St., Durham, CT presented on behalf of the applicant. He explained that there is an existing entrance that will be used as a one-way exit to the site. They will create a driveway to the rear of the property that will have an additional 64 parking spaces. They would like to use the same type of gravel that is used in the front parking lot which is a 4" base with a mix of 1 ½" and 2" stone. They previously proposed a rip rap swale that ran to the existing parking lot but has changed it to a grass swale that is 5' wide and 18" deep that runs along the western side and is lined with North American green mix and SC-150 which is rated for those types of slopes (4.5% slope) and will carry along parking lot. There are 2 existing culverts: a 12" and an 18" within a 5 ½ acre watershed which produces 11.6 cfs which both culverts can accept 24.6. He said he dug down 24" and there was no water and that silt fences will be in place down the western edge. He went on to explain the landscaping plan in detail with emphasis on the types of plantings along the buffers, entrance, swale and existing structures. Vice-Chairman Wilson made a motion to approve the application using the short form and for the following reasons: the applicant has shown an effort to minimize and avoid impacting the wetlands adjacent to the site by using a permeable surface in the parking area as well as installing the grass line swale and providing a vegetative buffer around the site. Mr. Boule seconded the motion. **Vote: 4-Yes; 0-No. The motion passed.**

8. New Applications:

A) Application IW-18-004, Edmund Gaines III, 71 North Main St., to construct a stone driveway between the house and a brook and construct a garage in the Upland Review Area. Map 4A/Block 45/Lot 26. The applicant was not present. *Chairman Foran made a motion to table the application until the next regularly scheduled meeting. Mr. Wilson seconded. Voted: 5-0.*

B) Application IW-18-005, Princess Pocotopaug Corp., Wangonk Trail, to add (2) 2' high retaining walls and regrade the slope. Map 09A/Block 70C/Lot 48. Mr. Perruccio (member of Princes Pocotopaug Corp.) presented a site plan, silt fence and elevation details. He explained that the lot is situated between lots 63 and 69 on Wangonk Trail and that they would like to add 2 retaining walls and regrade the slopes to minimize runoff and erosion using redistributed material. There is an existing 4.5' seawall that goes back 5' and they are proposing adding 2 more walls: the first wall will be 15' back with a 1' grade and the second wall will be 20' back with the grade being leveled between the two walls. There is one tree on the lot and the silt fencing will be on the north and south sides of the lot covering 2/3 of the lots across the front as depicted on the A-2 survey. He stated they would like 2 flat planes to reduce any erosion and that there is currently no erosion into the lake due to the existing wall. The wall will be made of wood ties that will be pinned back every 12' with rebars through it and pinned on the end. A brief discussion followed about drainage behind the wall. Vice-Chairman Wilson moved and Mr. Talbot seconded to continue this application to the next regularly scheduled meeting. Voted: 5-0 in favor.

9. Public Hearing:

A) Application IW-18-002, Town of East Hampton, East High St., for construction of a new municipal Town Hall and Police Department. Map 10A/Block 85/Lot 5D: Chairman Foran recused himself from this agenda as he is a member of the Town Facilities Building Committee. John Faulise, Land Surveyor for Boundaries, LLC. presented. He began with the revisions that were made to the site plan, the drainage report and the cut fill sheet. He stated that there was a significant reduction made in the impervious surfaces and that they reduced the overall cut of the project by approximately 5500 yards which was achieved by raising the grade in the rear and south side of the building which allowed them to modify the drainage positions. The parcel is a 5.4 acre parcel that is the southerly portion of the Edgewater Hills Development with a proposed footprint of 19,000 sq. ft. which is less roof top associated with this project than the previously approved master plan in 2012. There are 2 access sites: one at Edgewater Circle and one along Rte. 66 which is for police vehicle access only. There is a wetlands flag G series (990 sq. ft.) in the middle of the site and wetland flags A&B to the north of the Edgewater Circle roadway. The area they propose wetland fill is a small 123 sq. ft. area which is a hillside seep that is associated with the manmade pond. The fill is to help with the side slope for the roadway. The previously mentioned 990 sq. ft. of wetlands is in a cut area in the middle of the site. In terms of the ground water recharge, they've incorporated infiltration chambers, a detention basin at the northwest corner of the site as well as adding a rain garden to the northeast entrance of the drive. In terms

of the ground water discharge, in order to mitigate the cut and manage the surface and sub-surface water, they propose 2 swales at the top and the base of the cut with an underdrain discharging to the north with a catch basin and culvert. The culvert pipe will remain in place for the future extension of the roadway. The other swale will discharge into a storm water system associated with the road drainage and go out through a treatment structure. They propose treating the current slope at the northern side of Edgewater Circle with a 2 to 1 slope that will be treated with a slope stabilization seed mix and ultimately vegetated. Jeff Dewey, P.E. presented the drainage design to the members. He began by stating there are 9 acres of watershed with a reduction of flow towards Rte. 66 utilizing their proposed design. He stated their design approach to deal with the ground and surface water is to propose an upper swale at the top of the cut slope which will be a 1' deep, 2' wide bottom lined with stone with an 8' deep underdrain system and an 8" pipe to capture the groundwater. Mid-slope there is a bench in the slope to help prevent erosion of the slope and at the toe of the slope there is a similar swale where there is a 1% slope to a catch basin in the far east corner of the swale similar in design to the upper swale. The idea being that the surface water will get caught in the stone and permeate down into the drain and the swale will be utilized when the water becomes more intense. The upper underdrain system and swale will create a cross culvert under the new roadway. The discharge associated with the wooded area will be directed towards the wetlands via a rip rap. The runoff collected at the lower swale will have a catch basin in the east corner that will direct the water into a diversion manhole (an MC3500 underground detention system). Due to the lack of drainage in some of the soils, they propose detention systems and perimeter sand drains. The storm water detention systems will provide a slower release to the wetlands. There will be a drip trench around the proposed building. The site will be serviced by an existing public water line at Edgewater Circle that will be extended to service the new building. Lisa Motto stated that there are 5 wells, 2 that were previously drilled and 3 that are currently being drilled. The landscaping plan is being updated due to the modification of the grades. Vice-Chairman Wilson requested an alteration analysis report, a narrative of assessment for the record and an updated landscape plan. He went on to ask for public comments at this time. Ted Barber of 50 Mott Hill inquired about proposed location being in a flood zone. There being no further comments, Mr. Talbot made a motion to close the public hearing. The motion was seconded by Mr. Boule. Vote: 4-0 in favor. Vice-Chairman Wilson made a motion to approve the application including a site monitor; using the long form on the basis that the applicant has minimized and avoided to the greatest extent possible any impacts to the wetlands and watercourses on site as well as providing adequate storm water management both during construction and following construction in their final storm water design which minimizes the amount impacted or does not increase peak flow or volume to the wetlands and watercourses and that there is likely to be no adverse effect on the wetlands and

watercourses on site. With the following conditions: that a landscape plan be provided and approved by Town Staff and that an operation of maintenance plan of the storm water control system be developed and provided to and reviewed and approved by Town Staff. The motion was seconded by Mr. Talbot.

Vote: 4-0 in favor.

10. New Business: None

11. Old Business

A) Cease and Desist, W-2017-003, 21 Day Point Road, Map 10A/Block 83/Lot 30:

Mr. Boule made a motion to lift the Cease and Desist. Vice-Chairman Wilson seconded.

Voted: 4-0 in favor.

B) Review Open Permits: Chairman Foran returned to the meeting at this time.

Mr. DeCarli stated that he did not have a report ready for this evening. Chairman

Foran said to keep this item# on the agenda for the next regularly scheduled

meeting.

12. Public Comment: None

13. Adjournment: *Vice Chairman Wilson moved to adjourn at 8:53 p.m. The motion was seconded by Mr. Wall. Voted: 5-0 in favor.*

Respectfully submitted,

Christine Castonguay

Recording Clerk