

Town of East Hampton  
**Inland Wetlands and Watercourses Agency**  
**Regular Meeting**  
January 29, 2020 – 6:30 P.M.  
East Hampton Town Hall Meeting Room

**DRAFT MINUTES**

**Present:** Chairman Foran, Vice-Chairman Wilson (arrived at 6:33 during agenda item #4) W. Dean Kavalkovich (arrived at 6:33 during agenda item #4), Robert Talbot, David Boule, Scott Hill, Peter Wall (arrived at 6:34 during agenda item #4) and Alternate Tess Lundgren.

**Absent:** None.

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

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

**3. Approval of Minutes:**

**A. December 18, 2019 Regular Meeting:** Mr. Talbot made a motion to approve the December 18, 2019 meeting minutes as written. The motion was seconded by Mr. Boule.  
**(4-0)**

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

**Communications:** The members were given the appointment letter for Tess Lundgren by the Town Council.

**Enforcement:** None.

**Public Comments:** There were no comments.

**5. Agent Approval:** None.

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

**7. Continued Applications:** None.

**8. New Applications:**

**A. IW-20-001: Margaret Wilcox, 25 Spellman's Point Road.** Demolition of Existing Home and Construction of New Home in Upland Review Area – Map 9A/ Block 70A/ Lot 21. Richard Megson, P.E. from Megson, Heagle & Friend, LLC. in Glastonbury presented. The owners would like to replace the existing home with a new one in the same general vicinity. The house has been designed with a walk out basement to minimize grading. The existing garage, shed and gazebo will remain. The parcel is 0.53 acres which abuts Lake Pocotopaug on the west side of Spellman Point Road. To minimize the impact to Lake Pocotopaug, the following measures were integrated into the plan: the driveway and walkway will be

constructed using concrete block pavers which would allow infiltration of surface water into underlying soils thereby creating a low level impact, infiltration units will be installed for roof runoff which will diminish any erosion possibilities and finally, erosion and sedimentation controls will be in place. The lowest footing elevation of the proposed house is set above the high water elevation of the lake. The proposal does not have any direct impacts to wetlands or watercourses. There is currently 26% of existing non-conforming impervious coverage which will drop to 23% when the block pavers are added to the walkway and driveway. The property is stable and well vegetated and has no erosion issues at this time. There are trees that will be removed near the garage. The Commission members asked for more information about the base for the pavers, the contour issue in the southwest corner, a timeline and how the pavers will be maintained. Mr. Hill made a motion to continue application IW-20-001: Margaret Wilcox, 25 Spellman's Point Road, demolition of existing home and construction of new home in Upland Review Area Map 9A/Block 70A/Lot 21 to the next regularly scheduled meeting on February 26, 2020. The motion was seconded by Mr. Kavalkovich. **(7-0)**

**B. IW-20-002: Middlesex Habitat for Humanity of CT, 240 Lake Drive.** Construction of New Single Family Home in Upland Review Area, Map 9A/ Block 75/ Lot 3B. Frank Magnotta, P.E. presented. The property is approximately  $\frac{3}{4}$  of an acre located at the intersection of Lake Drive, Rte. 66 and Princess Pocotopaug Road. The home that existed was demolished and the proposal is to construct a new home slab on grade. There is an intermittent watercourse that runs across the property that is generated by a 24" pipe discharged from the DOT drainage system. The proposed activity in the upland review area is to extend and trench the existing sanitary sewer lateral and to run it up to the house. The infiltration area (a low area uphill from the drainage swale) is shallow in depth and large enough to handle the volume coming off the house and porch. The driveway and turn around area are gravel. The old well will be abandoned and filled in. Vice-Chairman Wilson made a motion to continue application IW-20-002: Middlesex Habitat for Humanity of CT, 240 Lake Drive, construction of new single family home in Upland Review Area Map 9A/Block 75/Lot 3B to the next regularly scheduled meeting on February 26, 2020. The motion was seconded by Mr. Talbot. **(7-0)**.

**C. IW-20-003: Stanislaw Oleksenko, 11 Cone Road.** Four Lot Subdivision, Map 06/ Block 37/ Lot 6A. Frank Magnotta, P.E. presented. The application is for a 4 lot subdivision on 14.7 acres which includes a lot with a home under construction. There are wetlands that cut through the property. There is no defined drainage system on the parcel. There is a detention basin that takes care of the water from the watershed. The water will sheet flow across the driveway to a basin. There are 2 crossings for the brook. One of the crossings has (2) 18" concrete pipes. The crossing for the main brook will have an aluminum arched culvert. There is a channel that is heavily armored, barely 1' deep with a limited amount of flow. The utilities will be installed with the intent of reducing the amount of impact to the wetlands. Mr. Magnotta reviewed the site plans for the proposed and alternate entrances. He explained that on Cone Road there is a catch basin with a 24" pipe that discharges across the property creating an intermittent water course as a result of the storm drain. He is proposing the use of smaller pipes to convey the water under the road because there is not sufficient clearance for a 24" pipe. The alternate proposal has a 24" pipe that drains into an existing basin, through pipes underneath and into a basin on the other side to a level spreader. There

will be an extensive impact to the upper area because of the driveway. The Commission members requested a complete and comprehensive presentation for the next meeting which should include the following: the mitigation plan for the upper area, details about the culvert under the driveway to direct the flow to the wetlands, analysis of the culvert and water flow, calculations, project timeline, details about the wetlands impact during construction and cut and fill analysis. Vice-Chairman Wilson deemed application IW-20-003: Stanislaw Oleksenko, 11 Cone Road. Four Lot Subdivision, Map 06/ Block 37 significant activity and made a motion to continue to the next regularly scheduled meeting on March 25, 2020 as a public hearing. The motion was seconded by Mr. Kavalkovich. **(7-0)**

**9. Public Hearing:** None.

**10. New Business:** Mr. Boule inquired about a project on Spellman Point and whether or not it would require landscaping and buffers in relation to the lake per the Planning and Zoning Commission. Mr. DeCarli reviewed the Regulation requirements. Mr. Hill inquired about procedures pertaining to Inland Wetland applications that are also being presented to the Planning and Zoning Commission. A brief discussion followed. Mr. Wall said there has been some clearing on Jacobson Farm (1<sup>st</sup> house on the right) and woodchips are being dumped behind C&Z. Mr. Boule said there has been some clear cutting next to Loco Perro near the parking lot.

**11. Old Business:** None.

**12. Public Comments:** None.

**13. Adjournment:** Vice-Chairman Wilson made a motion to adjourn at 8:07 p.m., seconded by Mr. Kavalkovich. The vote was unanimous in favor.

Respectfully submitted,

Christine Castonguay  
Recording Clerk