

Town of East Hampton  
**Inland Wetlands and Watercourses Agency**  
**Regular Meeting**  
October 27, 2021 – 6:30 P.M.  
East Hampton Town Hall Meeting Room

**DRAFT MINUTES**

**Present:** Dean Kavalkovich, Peter Wall, David Boule, Chairman Foran, Vice-Chairman Joshua Wilson.

**Absent:** Scott Hill

**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) September 29, 2021 Regular Meeting:** Mr. Kavalkovich made a motion to approve the September 29, 2021 minutes as written. The motion was Seconded by Mr. Boule.

**Vote: 5-0**

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

Communications: None.

Enforcement: None.

Public Comment: None.

**5. Agent Approval:** None.

**6. Reading of the Legal Notice:** None.

**7. Continued Applications:**

**A. IW-21-022: Global 66, LLC. 265 West High Street – Site Plan Modification including new drive aisle and parking area, installation of culvert to carry existing drainage, installation of a retaining wall, and new drainage facilities within the Upland Review Area. Map 06/ Block 12/ Lot 9.** Rob Baltramatis, Engineer, For the owner of 244 Middletown Ave. presented proposed plans. The property is 4.75 acres at the intersection of West High Street and Long Hill Road. The single-story building is 135ft wide, 285ft deep and 38,000 sq. ft. Wetlands transverse the site. Soil Scientist, James Sipperly, flagged wetlands at the property and submitted a report. Wetlands begin at the outlet of a 42in corrugated metal pipe and the intermittent watercourse flows westerly. Mr. Baltramatis

explained Global 66, LLC proposes to convert the current building into indoor climate control self-storage. The current building is a single-story structure at S314.7 elevation and the proposal is for a second floor. Mr. Baltramatis believes the best access point to the second floor will be on the west side as it grades 314 up to 320. Currently there is a gravel drive aisle on the north/northwest side that is 8500 sq. ft. To gain adequate vehicle access to the west side Mr. Baltramatis proposes adding 9500 sq. ft. of paved area to a total of 18,00 square feet of paved area from the north to west side of building. Mr. Baltramatis stated there will be no direct wetland impact with the grading activity. After comments received from last meeting Mr. Baltramatis proposed new improvements to the drainage swale that currently has vertical slopes, scour and signs of sediment transport to lower areas. It will be re-constructed so it has a uniformed cross section that is determined by engineering calculations: 4ft wide 2ft deep 1.5 side slope and rip rap lined. All proposed activity is under 1 acre in size. Sedimentation and erosion control with silt fencing also reinforced with hay bales and catch basins. Based on elevations of proposed rain garden detention basin can be used as an oversized sedimentation trap during construction. Mr. Baltramatis further explained the proposed rain garden detention basin for storms. It will be maintained by the property owners and the maintenance plan will be filed with land use. Mr. Baltramatis discussed wetland delineation on their submitted plans versus the original site plan in 2010 and updated site plans in 2015. The building shifted to the east further from the wetlands. Vice-Chairman Wilson wanted clarification of delineation discrepancies of site map. Mr. Baltramatis recommend having Soil Scientist, James Sipperly, evaluate area in question and noted that area will not be impacted with their proposed plan. Vice-Chairman Wilson asked Mr. Baltramatis if the stone lined swale along the road could be more natural. Mr. Baltramatis recommended using soil at that location, moving it to the side then packing back down into rip rap. The benefit of using soil from site will assist in the vegetation reestablishing and the changes will be added into the plans. A commission member asked if there were any alternatives to gain access to the west side such as an elevator. Mr. Baltramatis explained that they looked at south side as an option but wetlands exist there. An elevator is possible, but cited the cost is too high. Mr. Baltramatis explained using sitemap water runoff locations at the property. Chairman Foran asked how much fill is needed to bring proposed area to grade. Mr. Baltramatis replied he was not sure of the answer, but will have it at next meeting. Mr. Baltramatis stated he will answer the following clarification of delineation of wetlands on southside of building, revised details and proposed photos of swales with wetland soils and vegetation and Earthware calculations, Vice-Chairman Wilson made a motion to continue Application IW-21-022 to the next regularly scheduled meeting November 17, 2021. The motion was seconded by Mr. Wall. ***Vote: 5-0***

**B. IW-21-023: Christine Weidemer, 33 Bay Road – Repairs to Existing Seawall on Lake Pocotopaug and Installation of new drywell. Map 9A / Block 70/ Lot 27.** John Weidemer of 33 Bay Road presented proposed two-part project. Mr. Weidemer stated the existing seawall needs repair as soil is eroding into lake. The plan is to rebuild seawall with

existing rock, limited mortar as needed, add ¾" stone backing with filter fabric and replanting low shrubs along top of wall. The second part of the project is installing a drywell. There is an adjacent area to the house that floods during storms. It seeps under foundation into an air conditioner duct. They area proposing a drywell at that location. An existing downspout will drain into drywell along with the existing sump pump. The proposed drywell will be 8' x 25', 30" deep above the water table filter fabric with ¾" stone and 10" of soil on top. A commission member asked if there were calculations on how much the drywell can hold as they are concerned if the pop-up over flow fills he will still have water seeping through the soil. Mr. Weidemer stated the proposed size of drywell is the largest they could do. Mr. Boule asked how the pop-up overflow is engineered. Mr. Weidemer replied he did not have a cross section from his contractor. Mr. DeCarli stated he was at site and they discussed having gallery system in the middle and the pop-up overflow coming out of that. Mr. Boule asked how active existing sump pump is. Mr. Weidemer explained it is only active during large storms and after the last storm the sump pump ran for a few days. Vice-Chairman Wilson asked if applicant considered doing a natural shoreline with vegetation. Mr. Weidemer stated there is little room between his house and the seawall, 8-10ft. and there is not a lot of room to incorporate more vegetation. Vice-Chairman Wilson stated he does not like to see seawalls as he believes they do not improve the lake quality and would like to see more natural shoreline. Mr. Weidemer explained the small area of land near wall is falling into lake. Mr. DeCarli explained he has been at this site and believes this seawall is more of a reinforced shoreline then a true wall in this case. A commission member asked if extra material will be hauled off site. Mr. Weidemer replied it will be removed. Commission Members briefly discussed the curved seawall location on the survey. Christina Weidemer of 33 Bay Road stated she does not want to expand the seawall and wants to rebuild the current wall because vegetation currently there is not holding soil. Vice-Chairman Wilson made a motion to approve application IW-21-023: Christine Weidemer, 33 Bay Road – Repairs to Existing Seawall on Lake Pocotopaug and Installation of new drywell. Map 9A / Block 70/ Lot 27 using the standard short form and with the following condition: a pre and post survey be conducted on the waterfront to ensure the rebuilt seawall does not encroach further into lake. The motion was seconded by Mr. Kavalkovich. **Vote: 5-0**

**C. IW-21-024: Susan Woodson, 31 Bay Road – Repairs to Existing Seawall on Lake Pocotopaug. Map 91/ Block 70/ Lot 26.** Susan Woodson and Tom Woodson were present. Sarah Woodson Bernhardson presented. The original cement/stone seawall had no vegetation in front of the seawall. Currently the mortar chipped away, they're concerned with three large trees eroding into lake and the roots are now exposed. They propose secure existing stones and add vegetation to stop erosion and potentially save the trees. Susan Woodson of 31 Bay Road explained they will plant native plants between the water and the patio. Chairman Foran explained the trees are so close to the lake that he does not believe the trees can be saved. Ms. Bernhardson stated an arborist has been contacted to discuss plans to protect the trees, land and plantings to prevent further top soil erosion. The proposed seawall will be rebuilt/reset with existing stones with other stones from the

old wall, secured with limited mortar as needed, add  $\frac{3}{4}$ " stone backing with filter fabric, and plant low shrubs and plantings between wall and patio area. Vice-Chairman Wilson asked if the old mortar wall was further back and rather than bring wall back he would like to see the seawall secured and a more natural slope to the seawall. Mr. DeCarli pointed out on photos where original wall existed. Vice-Chairman Wilson made a motion to approve application IW-21-024: Susan Woodson, 31 Bay Road – Repairs to Existing Seawall on Lake Pocotopaug. Map 91/ Block 70/ Lot 26 using the standard short form and with the following condition: a post survey be conducted the on the waterfront to ensure the rebuilt seawall does not encroach further into lake. The motion was seconded by Mr. Wall. **Vote: 5-0**

**8. New Applications:** None.

**9. Public Hearing:** None.

**10. New Business:** None.

**11. Old Business:**

**A. Review and Approval of Proposed Settlement of Appeal** in Throckmorton v. East Hampton IWWA, regarding activities at 135 & 136 Middle Haddam Road. Mr. DeCarli explained late in the day he received a notice from Town Attorney to table Throckmorton v. East Hampton IWWA to next meeting. Mr. Foran agreed to table the discussion to the next monthly meeting November 17, 2021.

**12. Public Comment:** None.

**13. Adjournment:** Mr. Boule made a motion to adjourn at 7:39p.m., the motion was Seconded by Mr. Wall. The motion was unanimous in favor.

Respectfully submitted,

Cheryl Guiliano, Recording Clerk