

Town of East Hampton
Inland Wetlands and Watercourses Agency
Regular Meeting

November 16, 2022 – 6:30 P.M.
East Hampton Town Hall Meeting Room

DRAFT MINUTES

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

Absent: Scott Hill.

1. Call to Order: The meeting was called to order at 6:55 p.m. by Chairman Wilson. *Meeting was delayed until quorum was established.*

2. Seating of Alternates: None.

3. Approval of Minutes:

A) October 26, 2022 Meeting: Vice-Chairman Kavalkovich made a motion to approve the October 26, 2022 minutes as written. The motion was seconded by Mr. Wall. **Vote: 4-0**

4. Communications, Enforcement and Public Comment:

Communications: None.

Enforcement: None.

Public Comment: None.

5. Agent Approval:

A. Application IW-22-025: Sandra & Steven Vezina, 5 South Wangonk, Pave 24' x 12' in Upland Review Area. Map 09A/ Block 70C/ Lot 16. Mr. DeCarli explained he visited the site and the duly authorized agent approved.

6. Reading of the Legal Notice: None.

7. Continued Applications:

A. Application IW-21-026: William Carter, 23 Bay Road, Rebuild Seawall, Construct Deck over Patio, Construct Open Porch, Construct 20' x 20' gazebo, and Modify Yard Area to Include Rain Garden and Vegetated Buffer within Upland Review Area. Map 09A/Block70/

Lot 23. Mr. DeCarli explained there is a revised site plan. Ms. Rio explained proposed plans to expand driveway, construct an open porch in front of house, construction of a deck over patio at rear of house, 20' x 20' gazebo, rain garden, and patio near boat launch. Ms. Rio explained gutters will be added to house that drains into existing drywell and the gazebo will drain into rain garden. Vice-Chairman Kavalkovich asked for status of sea wall. Ms. Rio replied the sea wall is stabilized and discussed plans to install capstone. Mr. DeCarli noted he has visited the site numerous times; the site is stabilized and silt fencing still remains in place. Ms. Rio briefly discussed pavilion plans. Vice-Chairman Kavalkovich briefly discussed impervious surface. Mr. Carter noted blue stone and pea stone will be used for patio and walkway. Mr. DeCarli asked if the existing pavilion in front of the house will remain. Ms. Rio and Mr. Carter replied they are unsure. Mr. DeCarli noted the proposed plans add 1280 sf of impervious area. Mr. Wall asked if the driveway material will be gravel and Ms. Rio replied the driveway will be pea stone. Chairman Wilson made a motion to approve Application IW-21-026: William Carter, 23 Bay Road, Rebuild Seawall, Construct Deck over Patio, Construct Open Porch, Construct 20' x 20' gazebo, and Modify Yard Area to Include Rain Garden and Vegetated Buffer within Upland Review Area. Map 09A/Block70/ Lot 23, using the short form, for the following reasons: the applicant has shown good faith to protect the water quality of Lake by installing a drywell system and rain gardens. The motion was seconded by Mr. Boule. Ms. Rio asked if additional permits were needed and Mr. DeCarli replied building permits are required. **Vote: 4-0**

B. Application IW-22-026: Wei Bo Chen, 12 West Point, Install 1400SF Paver Patio, and 12' x 14' Gazebo in Upland Review Area. Map 05A/ Block 83/ Lot 15. Mr. DeCarli explained the applicant submitted a revised drawing and briefly discussed proposed plans. Christine, property owner at 12 West Point, discussed proposed plans for a paving stone patio. Christine explained the property will be graded to drain to rain garden and grass area. Mr. DeCarli further explained the patio base will have a gravel base and washed sands in the joints not polymeric as originally proposed. Mr. Wall asked for clarification on drainage. Mr. DeCarli replied the site will grade away from lake. Vice-Chairman Kavalkovich made a motion to approve Application IW-22-026: Wei Bo Chen, 12 West Point, Install 1400SF Paver Patio, and 12' x 14' Gazebo in Upland Review Area. Map 05A/ Block 83/ Lot 15 for the following reasons: first 1" of stormwater runoff is kept from entering lake into a soil infiltration system, using the short form. The Motion was seconded by Mr. Wall. **Vote: 4-0**

C. Application IW-22-027: Middle Haddam Public Library, 2 Knowles Road. Construction of 220 Square Foot Covered Porch and Accessible Entry Ramp within Upland Review Area. Map 2C/ Block 18A/ Lot 2. Jeff Kamm, Wadsworth Kamm Architects explained proposed plans for an assessible entry way into the library including a covered porch. Mr. Kamm provided a brief history of the building. Vice-Chairman Kavalkovich asked if the porch will be on piers and Mr. Kamm replied it will be on piers. Mr. Kamm provided a picture of

proposed plans and noted he received ZBA approval. Mr. Kamm explained the brook on the property, is roughly 50ft away and believed it is seasonal. Mr. Wall asked for dry well information. Mr. Kamm briefly replied drywell is not on plans but has discussed it with Chatham Health. Mr. DeCarli noted Chatham Health has separation distance requirements and Town Staff will receive site plan with dry well location when completed. Mr. Boule made a motion to approve Application IW-22-027: Middle Haddam Public Library, 2 Knowles Road. Construction of 220 Square Foot Covered Porch and Accessible Entry Ramp within Upland Review Area. Map 2C/ Block 18A/ Lot 2 using the short form, for the following reason: no adverse effect to the brook. The motion was seconded by Vice-Chairman Kavalkovich. **Vote: 4-0**

8. New Applications:

A. Application IW-22-028: Jarrod and Leah Post, 128 Lake Drive, Construction of New Single-Family Home in Upland Review Area. Map 08A/ Block 70A/ Lot 9. Dave McKay, Boundaries LLC, presented proposed plans to demolish existing house and build a new house. Mr. McKay provided proposed house dimensions. Mr. McKay noted he met with Lake Conservation Commission and received favorable comments. Mr. McKay explained a soil scientist evaluated the property for inland wetland soils and did not find any only limited to the watercourse. Mr. McKay stated silt fencing will be installed and provided location. Mr. McKay explained areas with concrete will be replaced with pervious surface of crushed stone or pavers. Mr. McKay noted a reduction to pervious cover from 8275 Sf to 7341SF. Mr. McKay explained the current landscape buffer will be expanded by the sea wall and provided native planting list on the site plan. Mr. McKay explained roof drainage will discharge into a storm water infiltration system to capture 1" of rain water. Vice-Chairman Kavalkovich made a motion to continue Application IW-22-028: Jarrod and Leah Post, 128 Lake Drive, Construction of New Single-Family Home in Upland Review Area. Map 08A/ Block 70A/ Lot 9 to the next regularly scheduled meeting. The motion was seconded by Mr. Wall. **Vote: 4-0**

B. Application IW-22-029: Anthony Flannery, 1 Marshall Road, Construction of New Single-Family Home in Upland Review Area. Map 08A/ Block 70A/ Lot 15. Anthony Flannery, property owner at 1 Marshall Road, presented proposed plans to demolish and rebuild a house. Mr. Flannery noted the proposed house will be further away from the lake. Mr. Flannery explained silt fencing will be installed, gutter drains will be installed to discharge into an infiltration system. Mr. Flannery explained the property is next to the Towns buffer which water runoff drains to and noted his property is wet due to this. Mr. Flannery noted the Town has plans to fix the problem. Mr. Flannery stated material will be removed from the site. Mr. Flannery briefly discussed site water runoff. Mr. Flannery explained the current paved driveway will be removed and replaced with stone and decorative pavers. Mr. Flannery explained there will be dumpster on site and there are no

plans to stockpile soil. Vice-Chairman Kavalkovich asked Mr. DeCarli for clarification of adjacent Town property. Mr. DeCarli replied a swale for that property was approved by the Commission, the project design is being reworked and briefly discussed drainage. Mr. Flannery further explained grading on the site. Mr. Flannery noted planting buffer on site plan. Vice-Chairman Kavalkovich made a motion to continue application IW-22-029: Anthony Flannery, 1 Marshall Road, Construction of New Single-Family Home in Upland Review Area. Map 08A/ Block 70A/ Lot 15 to the next regularly scheduled meeting. The motion was seconded by Mr. Wall. **Vote: 4-0**

9. Public Hearings: None.

10. New Business:

A. Approval of 2023 Meeting Calendar. Chairman Wilson made a motion to approve the 2023 Meeting Calendar. The motion was seconded by Vice-Chairman Kavalkovich.

Vote: 4-0

11. Old Business: None.

12. Public Comments: None.

13. Adjournment: Mr. Wall made a motion to adjourn at 7:46p.m., the motion was Seconded by Mr. Boule. The motion was unanimous in favor.

Respectfully submitted,



Cheryl Guiliano, Recording Clerk