

Town of East Hampton  
**Inland Wetlands and Watercourses Agency**  
**Regular Meeting**  
February 24, 2021 – 6:30 P.M.  
Virtual Meeting

**DRAFT MINUTES**

**Present:** Chairman Foran, W. Dean Kavalkovich, David Boule, Tess Lundgren, Peter Wall, Nico Guerrero, Scott Hill and Vice-Chairman Wilson.

**Absent:** Robert Talbot

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

**2. Seating of Alternates:** Tess Lundgren was seated at this time.

**3. Approval of Minutes:**

**A. January 27, 2021 Regular Meeting** – Mr. Boule made a motion to approve the January 27, 2021 minutes as written. The motion was seconded by Mr. Kavalkovich. *Vote: 7-0*

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

Communications: The CT Bar Association will be having a Zoom webinar on March 6, 2021 for Municipal Land Use Agencies, Boards and Commissions.

Enforcement: Will be discussed under new business.

Public Comment: Linda Malavasi, 9 Boulder Road, spoke about her concern of the application that was approved in January for the construction of trails in an upland review area behind 2 Boulder Road. Her concern was primarily that the Agency may have been misled about what types of vehicles will be used. She has seen dirt bikes on the trails and is concern about their impact on the wetland. The Agency requested that staff review the site and report back next month.

**5. Agent Approvals:**

**A. IW-21-002: Mary Ann Hubert, 68 Spellman Point,** to enlarge existing deck by 4' within the Upland Review Area. Map 09A/Block 70/Lot 9.

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

**7. Continued Applications:**

**A. IW-21-001: Steve and Diane Lanney, 13 Sears Lane,** to construct a new single family home within the Upland Review Area. Map 04A/Block 63B/Lot 9. David

McKay, P.E. from Boundaries, LLC. presented. The proposal is for a new single family home to replace the home that was damaged by fire and demolished in 2013. Wetland soils were not found to exist on the property. The regulated watercourse limit is the high-water mark of Lake Pocotopaug which follows the face of the stone retaining wall on the easterly side of the property. The total proposed disturbed area is 0.48 acres. The existing well will be abandoned and a new one will be installed. A stone infiltration trench will be installed to manage the stormwater runoff. The trench will be adjacent to the paved portion of the driveway and will infiltrate the roof drainage into the ground using subsurface infiltration chambers and construction a rain garden along the northerly property line that will also contain subsurface infiltration chambers. A buffer will be added along the lake shore line (revised plans were submitted). In order to prohibit sediment from entering the lake during construction, there will be a sedimentation fence barrier installed that will remain in place until the area is stabilized. Mr. Wall asked how the infiltration units were being used in conjunction with the rain garden. Mr. McKay explained that when the rain garden overflows, it will flow into the infiltration chambers. Mr. Kavalkovich made a motion to approve IW-21-001: Steve and Diane Lanney, 13 Sears Lane, to construct a new single family home within the Upland Review Area Map 04A/Block 63B/Lot 9 using the standard short form. The motion was seconded by Vice-Chairman Wilson. **Vote: 7-0**

## **8. New Applications:**

- A. IW-21-004: JCG Properties, LLC., 9 Middle Haddam Road, Cobalt,** for a 2 lot subdivision within the Upland Review Area. Map 01C/Block 9/Lot 5. Christin Gustavson, applicant, spoke about the application. The property is currently 17.5 acres with frontage on both Middle Haddam Road and Oakum Dock Road. The applicant is planning to purchase approximately 5 acres fronting on Middle Haddam Road and reuse the existing house for a new veterinary practice. The remaining 12.5 acres will not be disturbed. The only wetlands are approximately 500 feet from the proposed new lot line. There was discussion amongst the Agency members as to whether they could approve this tonight due to the lack of activity near the wetland. Ultimately, it was determined that because an application was being heard, the normal process would proceed. Mr. Kavalkovich made a motion to continue the application to the March 31 Meeting. Vice Chairman Wilson seconded.  
**Vote: 7-0**

## **9. Public Hearing:** None

- 10. New Business:** Mr. DeCarli stated that on a call from Mr. Foran, he investigated and found that work was being conducted behind 97 Main Street without the proper permit in place. Although the work had been completed in one day and was properly done, it seemed it might be prudent to send a Cease & Desist order to the contractor. The Agency agreed and set a Show Cause Hearing for March 2. Mr. DeCarli stated that the C&D will be sent tomorrow (Feb.25).

## **11. Old Business:** None

**12. Public Comment:** None.

**13. Adjournment:** Mr. Boule made a motion to adjourn the meeting. Mr. Wall seconded. Vote 7-0 Meeting adjourned at 7:07.

Respectfully submitted,

Christine Castonguay  
Recording Clerk