

Town of East Hampton  
**Inland Wetlands and Watercourses Agency**  
**Regular Meeting**

February 22, 2023 – 6:30 P.M.  
East Hampton Town Hall Meeting Room

**DRAFT MINUTES**

**Present:** Chairman Joshua Wilson, Vice-Chairman Dean Kavalkovich, David Boule, Peter Wall and Scott Hill. *(David Boule’s connection to the meeting was dropped just before approval of minutes and returned for 7B.)*

**Absent:** None.

**1. Call to Order:** The meeting was called to order at 6:35 p.m. by Chairman Wilson.

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

**3. Approval of Minutes:**

**A) January 25, 2023 Meeting:** Vice-Chairman Kavalkovich made a motion to approve the January 25, 2023 minutes as written. The motion was seconded by Mr. Wall. **Vote: 4-0**

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

Communications: Mr. DeCarli noted DEEP and other agencies had a meeting discussing updates to Connecticut stormwater management quality and erosion control.

Enforcement: None.

Public Comment: None.

**5. Agent Approval:** None.

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

**7. Continued Applications:**

**A. Application IW-23-001: Amanda Cavanaugh, 41 Day Point Road, Addition to single family home. Map 10A/ Block 83/ Lot 36C.** Adam Dawidowicz, KOR Enterprises, LLC presented proposed plans for an addition. Mr. Dawidowicz noted the lot currently is non-conforming with a lot coverage of 26%. Mr. Dawidowicz noted area of impervious surface; asphalt driveway and rear patio to be removed and replaced with pervious stones. Mr.

Dawidowicz briefly explained plans to capture 2.6 inches of rainfall. Mr. Dawidowicz described current site conditions. Mr. Dawidowicz further explained proposed tracking pad, driveway and proposed erosion control. Mr. Hill asked for current and proposed impervious totals. Mr. Dawidowicz replied the total pervious total is 26% and proposed plans to keep it at or under 26%. Mr. Hill asked if there is direct runoff to the lake and Mr. Dawidowicz replied not with proposed plans. Chairman Wilson asked for clarification regarding drywell. Mr. Dawidowicz provided location and details of proposed drywell. Mr. Wall asked if material would be removed for tracking pad. Mr. Dawidowicz replied material will be removed and replaced. Mr. Wall asked if material will be stockpiled and Mr. Dawidowicz replied material will be removed from site. Vice-Chairman Kavalkovich asked for clarification of driveway location and Mr. Dawidowicz provided location. Vice-Chairman Kavalkovich made a motion to approve application IW-23-001: Amanda Cavanaugh, 41 Day Point Road, Addition to single family home. Map 10A/ Block 83/ Lot 36C using the short form, for the following reason: stormwater improvements to improve lake quality. The motion was seconded by Mr. Wall. **Vote: 4-0**

**B. Application IW-23-002: George Koutouzis, Lakefront, 77 North Main St. Rebuild 12x30 deck. Map 04A/ Block 63B/Lot 22/3.** George Koutouzis, applicant, explained proposed plans to rebuild existing deck using anchor screws. Mr. Koutouzis explained he provided measurements of existing deck. Mr. DeCarli explained he visited the site and explained current conditions. Mr. Koutouzis noted gravel will be added under deck to prevent soil erosion. Chairman Wilson made a motion to approve Application IW-23-002: George Koutouzis, Lakefront, 77 North Main St. Rebuild 12x30 deck. Map 04A/ Block 63B/Lot 22/3 using the short form, for the following reasons: no further encroachment into the Lake and no additional impacts to Lake quality. **Vote: 5-0**

## **8. New Applications:**

**A. Application IW:23-003: 11 Skinner Street LLC, 11 Skinner St., Installation of new processed gravel driveway (approximate 6100 s.f.)– in upland review area. Map 02A/ Block 49/ Lot 1-1.** Wayne Rand, property owner of 11 Skinner Street presented proposed plans for 6100sf gravel driveway for access to four 14' x 14' garage doors. Mr. Rand explained proposed plans to remove top soil and replace with processed gravel. Mr. Rand noted future plans for possible work for drainage on the site. Mr. Rand explained an engineer will further explain plans at next meeting. Mr. Wall asked for reason for driveway access as currently there are no garage doors but windows. Mr. Rand replied he will be adding four 14' x 14' garage doors and new access will be needed. Mr. Hill expressed concern to how trucks will enter and exit space. Mr. Rand replied an engineer will provide plan and briefly discussed future plan for pipe drainage. Mr. Hill asked for details of slope of swale. Mr. Rand replied the slope slightly pitches an estimated 6" from the building to the swale. Chairman Wilson asked if the swale is on a separate piece of property and Mr.

Rand replied yes. Chairman Wilson noted he would like details for site drainage. Mr. Wall asked for downspouts information. Mr. Rand discussed drains will be added and roof will be replaced. Vice-Chairman Kavalkovich asked if plans for future pipe is a part of this application and Mr. Rand replied no. Vice-Chairman Kavalkovich made a motion to continue application IW:23-003: 11 Skinner Street LLC, 11 Skinner St., Installation of new processed gravel driveway (approximate 6100 s.f.)– in upland review area. Map 02A/ Block 49/ Lot 1-1 to the next regularly scheduled meeting March 29, 2023. The motion was seconded by Mr. Hill. **Vote: 5-0**

**B. Application IW:23-004: Craig Parker, 42 Lakewood Road, Construct 34' x 38' addition in upland review area. Map 03A/ Block 44/ Lot C/89.** Craig Parker, property owner of 42 Lakewood Road, presented proposed plans for single story addition and provided current site conditions. Commission Members briefly discussed flagged wetlands and asked for clarification. Mr. DeCarli explained he discussed wetlands with the applicant's surveyor and the entire site is in upland review area. Commission Members briefly discussed property location. Chairman Wilson asked for clarification of slope. Mr. Boule asked for details to capture 1" water runoff. Mr. Hill expressed concern with proposed tree removal and asked for plan to capture water runoff. Mr. Parker provided pictures of current property conditions. Mr. DeCarli noted the pictures will be added to record. Chairman Wilson made a motion to continue Application IW:23-004: Craig Parker, 42 Lakewood Road, Construct 34' x 38' addition in upland review area. Map 03A/ Block 44/ Lot C/89 to the next regularly scheduled meeting March 29, 2023. **Vote: 5-0**

*A short recess was requested by Mr. DeCarli at 7:28p.m. and the meeting restarted at 7:31p.m.*

**C. Application IW:23-005: Michal Bakaj, 37 South Main, 22 Lot Residential Open Space Subdivision, which includes 8 proposed building lots within the Upland Review Area. Map 20/ Block 51/ Lot 27.** Mark Reynolds, Professional Engineer explained he did a preliminary discussion with Planning and Zoning and will submit application to them. Mr. Reynolds explained the property's history including previous plans of the property. Mr. Reynolds discussed current proposed plans including site topography, wetland locations and drainage to a retention area. Mr. Reynolds explained the proposed 22 lot sub-division has .57 activity in the upland review area and noted most of activity is clearing. Mr. Reynolds noted proposed drainage pipe location and discussed retention basin. Mr. Reynolds briefly explained proposed road and cul-de-sac. Vice-Chairman Kavalkovich asked for clarification of lines on map provided and Mr. Reynolds explained map provided. Commission Members briefly discussed planning and Zoning Commission requirements. Chairman Wilson asked if wetlands were recently delineated or reevaluated. Mr. Reynolds replied no, he could have soil scientist look at it and no activity has occurred since then. Chairman Wilson asked for report by Soil Scientist. Vice-Chairman Kavalkovich

expressed concern with retention basin maintenance. Commission Members briefly discussed stipulated agreement. Mr. DeCarli noted additional area of impacts in upland review area. Mr. Reynolds briefly discussed the proposed activity and noted area was included in calculations. Chairman Wilson asked if homes will be served by private wells and Mr. Reynolds replied yes and provided details for low pressure sewer system. Mr. Wall asked for details on roof leaders and footing drains and Mr. Reynolds briefly explained site drainage to retention basin. Chairman Wilson asked for additional details for retention basin and Mr. Reynolds will provide details at the next meeting. Commission Members briefly discussed public hearing for application, discussed upland review area and third-party review. Mr. Reynolds noted he will provide at the next meeting wetlands recertification and retention basin details. Mr. Hill asked Mr. DeCarli to forward plans to Town Engineer for review. Vice-Chairman Kavalkovich made a motion to continue Application IW:23-005: Michal Bakaj, 37 South Main, 22 Lot Residential Open Space Subdivision, which includes 8 proposed building lots within the Upland Review Area. Map 20/ Block 51/ Lot 27 to the next regularly scheduled meeting March 29, 2023. The motion was seconded by Mr. Hill. **Vote: 5-0**

**D. Application IW:24-006: James Marino, 65 West High St., Construction of a new residential duplex and associated improvements in upland review area. Map 19/ Block 46/ Lot14.** Mark Reynolds, Professional Engineer explained proposed plans for 50' x 32' residential duplex. Mr. Reynolds provided current site conditions, provided wetland location and proposed plans to build culvert. Mr. Reynolds provided location of impacts to wetlands and upland review area and provided erosion control measures. Mr. Wall asked for clarification where wetlands are on property and Mr. Reynolds provided location and he will provide report by a Soil Scientist. Vice-Chairman Kavalkovich made a motion to continue Application IW:24-006: James Marino, 65 West High St., Construction of a new residential duplex and associated improvements in upland review area. Map 19/ Block 46/ Lot14 to the next regularly scheduled meeting March 29, 2023. The motion was seconded by Chairman Wilson.

**9. Public Hearings:** None.

**10. New Business:** None.

**11. Old Business:** None.

**12. Public Comments:** None.

**13. Adjournment:** Mr. Boule made a motion to adjourn at 8:23p.m., the motion was Seconded by Mr. Wall. The motion was unanimous in favor.

Respectfully submitted,

*Cheryl Guiliano*

Cheryl Guiliano, Recording Clerk