

Town of East Hampton
Inland Wetlands and Watercourses Agency
Regular Meeting
September 29, 2021 – 6:30 P.M.
East Hampton Town Hall Meeting Room

DRAFT MINUTES

Present: Dean Kavalkovich, Peter Wall, David Boule and, Scott Hill, Chairman Foran, Vice-Chairman Joshua Wilson and Robert Talbot.

Absent: None.

1. Call to Order: The meeting was called to order at 6:33 p.m. by Chairman Foran.

2. Seating of Alternates: None.

3. Approval of Minutes:

A) August 25, 2021 Regular Meeting: Mr. Kavalkovich made a motion to approve the August 25, 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:

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 to convert current building into indoor self-storage. The property is 4.75 acres at the intersection of West High Street and Long Hill Road. The single-story building has a total foot print of 38,280 sq. ft. Mr. Baltramaitis explained James Sipperly, Soil Scientist, reported low quality wetlands which attributed to the detention basin outflow. He expects Mr. Sipperly to present at their next meeting. The current building has 24ft. high ceilings part of their plan is to construct an interior second floor by splitting into two 12ft high levels. To achieve this, they need at grade access to the second floor of the building along the west side. The existing first floor has a grade elevation range of 314.7 and grades along east side of the building. The west

side has a step footing with a grade elevation range of 320-326. The west side would be the natural spot to add additional fill. There will be no direct wetland impact associated with grading and sitework. The grading proposed is entirely within the 100 ft. Upland Review Area. The one acre in the Upland Review Area has impervious coverage and vegetated. Collected water run-off will be directed to a surface water quality basin or rain garden. Mr. Baltramaitis explained that other alternatives were considered to gain access to the second floor but they all directly impact wetlands. The other proposed aspect of their project requested by the Town of East Hampton is a pipe along the roadside swale. The pipe will extend 295 feet to an outlet point. The installation of the pipe will result in filling of Inland Wetlands. A total of 4,615 square feet of impact. He pointed out they are doing this to eliminate roadside hazards and clean up the frontage. Full Sedimentation and Erosion controls will be in place. They just received town comments and will be working on addressing comments and making site plan revisions. Chairman Foran asked for clarification as to why they were putting in culvert. Mr. Baltramaitis explained the idea of the pipe came from Staff comments from Public Works. Mr. Baltramaitis also proposed raising the height of the retaining wall by 18 inches. This would eliminate the need for grading and placing pipe on the roadside. Chairman Foran and Mr. Hill requested feedback from Public Works regarding the swale. Mr. Hill wanted to see original site plans from when the building was last presented at Inland Wetlands. Mr. Hill believes he remembers the Wetlands being closer as he is concerned about the Inland Wetlands buffer and how they will address grading by the Inland Wetlands. Mr. Baltramaitis explained the area that they intend to grade has already seen disturbance due to an underground cistern for fire protection and that area had been graded. Board members expressed concerns with the proposed swale pipe extension and the turn into the culvert. Mr. Hill made a motion to continue Application IW-21-022 to the next regularly scheduled meeting October 27, 2021. The motion was seconded by Vice-Chairman Wilson. **Vote: 6-0**

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. Susan Woodson of 31 Bay Road presented. An existing seawall was built in the 50's and requires repair. Due to drainage issue Mrs. Woodson proposed installing a drywell. They will need to bring in fill. Mr. DeCarli explained that the seawall was slowly eroding and is overgrown. A member asked what will hold fill back and what runs into the drywell. Mrs. Woodson explained they have a contractor working on both 33 and 31 Bay road and will discuss details with contractor. Members discussed the importance of vegetation and requested the contractor to do a cross section of what the plans are for clarification. Vice-Chairman Wilson made a motion to continue Application IW-21-023 to the next regularly scheduled meeting October 27, 2021. The motion was seconded by Mr. Boule. **Vote: 6-0**

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 presented. Pictures were shown of seawall in 1990 to current state. Mrs. Woodson is concerned about three trees on the property and believes rebuilding seawall will help. Tom Woodson further explained that they want to reestablish same lines for seawall and will not extend wall into lake. Mr. DeCarli will want a cross section from contactor. Vice-Chairman Wilson made a motion to continue Application IW-21-024 to the next regularly scheduled meeting October 27, 2021. The motion was seconded by Mr. Boule. **Vote: 6-0**

6. Reading of the Legal Notice: None.

7. Continued Applications: None.

8. New Applications: None.

9. Public Hearing: None.

10. New Business: None.

11. Old Business: None.

12. Public Comment: None.

13. Adjournment: Mr. Boule made a motion to adjourn at 7:18p.m., seconded by Vice- Chairman Wilson. The motion was unanimous in favor.

Respectfully submitted,

Cheryl Guiliano, Recording Clerk