

Town of East Hampton
Inland Wetlands and Watercourses Agency
Regular Meeting

September 27, 2023 – 6:30 P.M.
East Hampton Town Hall Meeting Room

DRAFT MINUTES

Present: Vice-Chairman Dean Kavalkovich, David Boule, Peter Wall, Derek Johnson, and Scott Hill

Absent: Chairman Joshua Wilson

1. Call to Order: The meeting was called to order at 6:32 p.m. by Vice-Chairman Dean Kavalkovich.

2. Seating of Alternates: None.

3. Approval of Minutes:

A) August 30, 2023 Meeting: Mr. Hill made a motion to approve the August 30, 2023 minutes as written. The motion was seconded by Mr. Johnson.

Vote: 4-0

4. Communications, Enforcement and Public Comment:

Communications: None.

Enforcement: Mr. Johnson asked for an update on 33 High Point Rd. Mrs. Guiliano replied Mr. DeCarli met with property owner and the property owner would like to keep the items in the conservation easement. She further explained the property owner is to contact the Town Manager and have yet to do so.

Public Comment: None.

5. Agent Approval: None.

6. Reading of the Legal Notice: None.

7. Continued Applications: None.

8. New Applications:

A. Application IW-23-018: Jeffrey Schleidt, Mott Hill Rd., Timber harvest within Upland Review Area. Map 24/ Block 44/ Lot 14D. Chris Casadei, Forester explained proposed plans to install a temporary crossing to harvest timber. Vice-Chairman Kavalkovich explained the Commission needs to determine if the proposed activity is as of right. Mr. Hill confirmed activity is as of right. Mr. Hill asked what kind of equipment will be used, and provide details for proposed water crossing. Mr. Casadei replied they will use a skidder and conventional logging. Mr. Hill asked what is being used for the two wetlands crossings. Mr. Casadei replied they will use temporary timber bridges over the channel and corduroy the approaches. Mr. Wall asked how close the activity is from the wetland. Mr. Casadei stated they will not cut more than 50% of the basal area as to not have an impact on the wetlands. Mr. Hill asked if they are providing a buffer. Mr. Casadei replied not a lot of timber will be cut in the wetland area. Mr. Casadei discussed current site conditions in regards to significant rainfall totals. Mr. Hill asked for the project start date and Mr. Casadei replied he expects this winter. Mr. Hill made a motion to determine the project is an as-of-right activity. Mr. Johnson seconded the motion. **Vote: 4-0**

B. Application IW-23-019: John Brown, 209 East High St., Construct a single-family home within Upland Review Area. Map 32/ Block 71/ Lot 1/5. John Brown, property owner, explained proposed plans to construct a single-family home. Mr. Brown explained plans to adjust the current site plan to construct the home further from the street 30-40' and closer to the wetlands. Mr. Brown added the reason to push back house is to create a safe driveway. Mr. Hill asked if the if the applicant received planning and zoning approval and Mr. Brown replied not yet. Mrs. Guiliano explained the plan presented needs to be updated as the property owner wants to move the location. Mr. Hill asked if the original plan was approved and Mrs. Guiliano replied the subdivision was approved years ago. Vice-Chairman Kavalkovich asked if the property has 100' or 200' buffer. Mrs. Guiliano replied the property requires 100' buffer as it is right outside Lake Pocotopaug Watershed. Mrs. Guiliano explained the current site plan indicates the proposed deck is within 100' upland review area and the applicant will provide an updated site plan with new location. Mr. Brown further explained the location he prefers the house to be located in order to add a turnaround driveway. Mr. Johnson asked how far the current proposed house is to the wetlands buffer and Mr. Brown replied 100'. Vice-Chairman Kavalkovich discussed the current site plan is not the applicant's proposal. Mr. Brown replied he will provide updated site plan including revised location, silt fencing, infiltration system, roof leaders and will have at the next meeting. Mr. Hill spoke in favor of water mitigation measures the applicant mentioned. Mr. Wall noted the applicant needs to consider deck location when updating site plan. Mr. Brown asked for clarification for wetland protections. Vice-Chairman Kavalkovich explained reasons for protecting wetlands and preventing impacts. Vice-Chairman Kavalkovich discussed items the Commission would like answered: roof leaders, infiltration system, impervious surfaces, stormwater runoff control, planting plan and

erosion and sedimentation controls. Mr. Hill asked the applicant to provide buffer plan to mitigate potential impact to wetlands. Vice-Chairman Kavalkovich further explained the need for the Commission to review a reasonable alternative method for moving the proposed house closer to the wetlands. Mr. Hill made a motion to continue the application to the October 25, 2023 regular meeting. Mr. Wall seconded the motion. **Vote: 4-0**

C. Application IW-23-020: Linda DiCaprio, 83A North Main St., Grade and landscape slope within Upland Review Area. Map 04A/ Block 45/ Lot 13B. Linda DiCaprio, property owner, explained the property currently has a retaining wall in disrepair and proposes adding fill to support the wall. Ms. DiCaprio briefly discussed erosion and sedimentation controls. Mr. Hill discussed having the authorized agent review application. Vice-Chairman Kavalkovich stated the area looks flat based off the contours. Mr. Hill asked for confirmation if plan is to remove wall and grade and Ms. DiCaprio replied she may keep the wall and add fill to create a slope. Mr. Hill asked if they will seed the slope. Ms. DiCaprio replied yes and she plans to add plantings. Ms. DiCaprio noted the goal of the proposed project is to mitigate erosion from neighboring property. Commission Members discussed agent approval. Mr. Wall asked how much fill is proposed and Ms. DiCaprio replied 18 cubic yards. Mr. Johnson asked if Chairman Wilson should review the application. Commission Members agreed the project should be reviewed by authorized agent. Vice-Chairman Kavalkovich asked Ms. DiCaprio to provide a planting plan. Mr. Hill made a motion to send this application to the Duly Authorized Agent for approval. Mr. Johnson seconded the motion. **Vote: 4-0**

D. Application IW-23-021: Peter Guastamachio, 5 Clearwater Condo, 20' x 11'.6" deck expansion in Upland Review Area. Map 10A/ Block 80/ Lot 5/3. Peter Guastamachio, property owner, discussed proposed plans to expand deck. Mr. Hill asked for current deck dimensions. Mr. Guastamachio explained current deck dimensions and noted above ground railroad ties. Mr. Hill discussed having authorized agent review application. Mr. Hill asked for erosion and sedimentation control. Vice-Chairman Kavalkovich noted existing retaining wall. Mr. Wall asked if he will spread or remove excess material. Mr. Guastamachio replied they will remove excess material. Mr. Hill made a motion to send this application to the Duly Authorized Agent for approval. Mr. Johnson seconded the motion. **Vote: 4-0** Mr. Johnson asked if railroad pieces are in appropriate condition to control water run-off. Mr. Guastamachio replied one side is leaning a little. Mr. Hill made a motion that erosion and sedimentation controls may be required if Authorized Agent agrees it is appropriate. Mr. Johnson seconded the motion. **Vote: 4-0**

9. Public Hearings: None.

10. New Business: None.

11. Old Business: Mr. Wall asked for an update regarding 33 High Point for the next meeting. Mrs. Guiliano replied she will discuss with the Town Manager and update the Commission at the next regularly scheduled meeting.

12. Public Comments:

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

Respectfully submitted,



Cheryl Guiliano, Recording Clerk