

**East Hampton Inland Wetlands & Watercourses Agency**  
**Regular Meeting**  
**March 6, 2012**  
**Town Hall Meeting Room**  
**SPECIAL MEETING**  
**Approved Minutes**

1. **Call to Order:** Chairman Jeffry Foran called the meeting to order at 6:30 p.m.

**Present:** Jeffry Foran, Peter Wall (6:45pm), David Boule, Dean Kavalkovich (6:32pm), Josh Wilson (6:32pm), Scott Hill, and Bob Talbot

**Absent:** Maureen Heidtmann and Marc Lorah

2. **Seating of Alternates:** Bob Talbot was seated

3. **Approval of Minutes:**

A. **January 25, 2012 Meeting; *Mr. Foran moved, and Mr. Hill seconded to approve the minutes of January 25, 2012, with one correction:***

Page 2, Paragraph 1: The application is to split the site into two proposed lots. The existing house will be removed and the applicant proposes **one** house on each parcel, set a minimum of 50' off the wetland.

*The motion carried unanimously.*

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

**Communications:** None

**Enforcement:** None

**Public Comments:**

Al Petel, 224 Clark Hill Road advised the Agency that the Annual Lake Clean-up is scheduled for April 28<sup>th</sup>, 2012, at Sears Park.

5. **Agent Approval:** None
6. **Reading of the Legal Notice:** None
7. **New Applications:**

A. **Application of Town of East Hampton, North Main Street, replace Christopher Brook culverts with twin box culverts, M04A/B45/B26 -** A letter was received from the applicant requesting this to be continued until the next regular scheduled meeting, March 28, 2012

**B. Application of West High Enterprises, LLC, 195 West High Street, for commercial two lot subdivision, M12/L36/B3-**

David Earlandson, PE in Connecticut, representing the applicant was before the IWWA requesting a permit for regulated activity associated with a proposed retail, self-storage facility and a two lot subdivision. The parcel is located at 195 West High Street and is zoned commercial. The locations of the delineated wetlands were identified. The property is 9.95 acres. A soil scientist report has been provided. The proposal is to split the parcel into 2 lots- Lot 1 would be a 1.84 acre lot, and although it is zoned commercial the residential/multifamily use would continue. Lot 2 would contain 8.1 acres which would encompass the remainder of the property with 3 new buildings, totaling 52,000SF and would contain retail. Storm water has been designed utilizing catch basins.

*Mr. Wilson moved, Mr. Kalvakovich seconded to accept this application, deem it significant activity given the direct impacts to wetlands on site, and schedule this for public hearing on March 28, 2012. The motion passed unanimously.*

**C. Estate of Irma D. Ferrigno & Antonia F. Feest, 25 Meeks Point Road, to Remove Existing Single Family Structure & Construct a New Single Family Dwelling – Map 10A/Block 83A/Lot 4**

Joseph Feest was before the agency with the proposed plan of the property. The proposal is to remove the existing single family structure and construct a new single family dwelling. There was a description of what currently exists all of which will be removed and replaced. There was a discussion of the proposed 3 rain gardens and a storm tech system, underground retention. The applicant showed the agency the trees that are going to be removed, either due to construction or the condition of them, therefore needing to be taken down. During demolition a snow fence will be in place around the rear in addition to two silt fences in place that circles the area where the water gardens will be in place. Mr. Kavalkovich asked if the applicant for the next meeting could have total infiltration of all the storm water coming off of impervious surfaces.

Mr. Foran read a letter received from the Chairman of the Conservation Lake Commission. This letter will be attached to the minutes and can be found on file in the Town Clerks office.

*Mr. Wilson moved to accept this application and continue until the next regular scheduled meeting, March 28, 2012. Motion was seconded by Mr. Talbot. The motion passed unanimously.*

**D. Joseph & Pamela Rinaldi, P.O. Box 1107, 1 Appaloosa Lane, Millbrook New York, for a minor amendment to the site plan for 1 West Street to extinguish the Special Permit currently encumbering the property and allow construction of a single-family home – Map 03A/Block 44/Lot 59-** A letter was received from the applicant requesting this to be continued until the next regular scheduled meeting, March 28, 2012

**E. Application of Thomas Barry Jr., Chestnut Hill Road, to construct a single family home, M13/B32/L19.**

Rachel Deerbourn, Landmark Surveys, representing the applicant, explained the 10 acre parcel which is currently wooded on the East side of Chestnut Hill. They are proposing a single family home, with no wetlands disturbance. The driveway and a small portion of the garage is in the buffer zone, with the rest being outside the 100' buffer area. There is a 12' culvert under the driveway where water is coming from Michael Drive therefore a crossing has been proposed. There was a detailed discussion of the proposed pipe and location of the pipe located at the beginning of the driveway. There was question as to where the other end of the pipe in the driveway was going to. The agency asked for additional information on the pipe for the next meeting in addition to verifying the ABS Pipe is good with only 12" of cover and additional details from the wetland scientist.

*Mr. Kavalkovich moved to accept this application and continue until the next regular scheduled meeting, March 28, 2012. Motion was seconded by Mr. Wilson. The motion passed unanimously.*

**F. Application of Martin Podskoch, 45 O'Neill Lane, to Demolish and Re-build Existing Cottage, M10A/L83/B24**

Mr. Helstrom was before the agency representing the Podskochs on this application. The location of the existing cottage and the original plan was to renovate and repair. Upon the contractor looking further into this property he realized how this would not be possible, therefore they are proposing a new structure basically in the same location, eliminating the existing porch moving it back from the lake 3'. The location of the silt fence was discussed. All material that will be removed will be taken off site daily. The roof discharge chamber was discussed. The trees along the lake will remain with the removal of one 'cluster' of white birch. Discussion of the current driveway was discussed. Mr. Foran asked for clarification if the driveway was included in the 1000SF of disturbance in the upland review area. For the next meeting provide the agency with the total amount that will be removed and installed.

*Mr. Wilson moved to accept this application and continue until the next regular scheduled meeting, March 28, 2012. Motion was seconded by Mr. Talbot. The motion passed unanimously.*

**8. Continued Applications:**

**A. Application of Donald A. DeVivo, 18 Wells Avenue, New Residential Development for Single Family Units (2) including Excavation, Drainage Improvements, and Activity in the Buffer/Setback Area – Map 05A/Block 63A/Lot 1**

Mr. Bovey, MBA Engineering was before the agency for the applicant to discuss the proposed work at the site located at 18 Wells Avenue. This is a proposed 2 lot subdivision with a front lot providing access to the lake in addition to the rear lot that would be adjacent to the condominiums to the south. The grading of the lot was discussed. A discussion of storm flows took place. The proposal of removal of trees is approximately ¼ acre for house placement.

Mr. Foran read a letter received from the Chairman of the Conservation Lake Commission. This letter will be attached to the minutes and can be found on file in the Town Clerks office.

There was discussion of the proposed bridge and the landscaping that will take place in this area.

*Mr. Wilson moved and Mr. Hill seconded to approve the application of Donald A. DeVivo, 18 Wells Avenue, New Residential Development for Single Family Units (2) including Excavation, Drainage Improvements, and Activity in the Buffer/Setback Area – Map 05A/Block 63A/Lot 1; on the basis that the applicant has shown consideration to minimize the amount of impact to the wetlands on site as well as to improve the overall water quality arising from the site through the use of low impact measures. The standard conditions apply; in addition to*

- 1. Extend the foot bridge to begin and end outside the wetland boundary*
- 2. Construct footbridge in accordance with CT DEEP guidance*
- 3. Over seed lawn area with New England wet mix or equivalent to encourage natural wetland community establishment within the boundary of the wetland.*

*The motion passed unanimously.*

*Mr. Boule moved and Mr. Hill seconded to accept the wetlands as delineated for 18 Wells Avenue. The motion passed unanimously.*

**9. Public Hearing:** None

**10. New Business:**

*A. 68 Spellman Point Final Report*

A copy of the report that was submitted to Acting Town Manager John Weichsel was provided to the members of the Inland Wetland Watercourse Agency for review. Mr. Foran asked that this item remain on the agenda and will be further discussed at the next regular scheduled meeting, March 28, 2012 after the members have had a chance to review.

*Mr. Foran moved, Mr. Hill seconded, to continue this discussion under Old Business at the next regular scheduled meeting. The motion passed unanimously.*

**11. Old Business:** None

**12. Public Comments:** None

**13. Adjournment:**

*Mr. Wilson moved to adjourn the meeting. Mr. Kavalkovich seconded the motion. The motion carried unanimously. The meeting adjourned at 8:48pm.*

Respectfully submitted,

Kamey Peterson  
Recording Secretary