East Haddam Inland Wetlands and Watercourse Commission

Land Use Office

Regular Meeting Minutes
July 21, 2026

1. Call to Order

The Regular Meeting of the East Haddam Inland Wetlands and Watercourse Commission was called to order by Mr. Dill at 7:30 PM at the Municipal Office Complex.

2. Attendance

Members Present: Randolph Dill, Jennifer Burton-Reeve, Daniel Jahne, Toni Dumaine
Members Absent: Bryan Goff, David Walls
Also Present: Jim Ventres, James Foley

Mr. Dill requested a moment of silence to honor Mary Augustiny, who recently died. Ms. Augustiny was the longest serving member of the IWWC since its inception, and the Commission remains grateful for her many years of service.

Mr. Dill appointed Ms. Dumaine as a voting member, in the absence of Mr. Goff.

3. Approval of Minutes

A motion by Ms. Burton-Reeve to approve the June 16, 2026, minutes as presented. Seconded by Ms. Dumaine and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

There was a field walk on July 15, 2026. Four sites were visited: East Shore Drive, 3 Conn River Drive, 7 Conn River Drive, 15 Conn River Drive. In attendance were Mr. Dill, Ms. Burton-Reeve, Ms. Dumaine, and Mr. Ventres.

6. Wetlands Permit Review

   a. ***Application IWWC #26-04 East Shore Dr, Map 80, Lot 357, James Foley. 264 sq ft shed installed 60 feet from Lake Hayward.***

      Mr. Foley attended the meeting and provided an overview of what he looking to do. They want to install a shed to hold canoes and hold some chairs. He thought he did not need a permit, and now realizes that he needed one, which is why he is before the Commission. The shed is set on cinder blocks. There is a gas grill that he would also like to store in the shed as

well. One of the big things that concern the IWWC is storage of oil and petroleum products that could potentially leak and contaminate the lake. Mr. Foley noted that he trailers the lawn mower and gas so there is no need to house oil-based products in the shed. He noted that the shed will not be used for living space. He inherited the land from his parents and wants to enjoy it. He and his family have cleaned up the property. If he wants to install a dock, Mr. Dill informed him he must get a permit before doing that.
Mr. Dill noted that the shed is already installed and the approval is going to be provided after the fact.

Motion by Ms. Burton-Reeve to approve the Application IWWC #26-04 East Shore Dr, Map 80, Lot 357, James Foley. 264 sq ft shed installed 60 feet from Lake Hayward, with the following conditions: it remains a storage building, it will not store any petroleum products, it will not to be used for habitation, and it will not have electricity run to it; it will be filed on the Land Records. Seconded by Ms. Dumaine and unanimously approved.

b. Application IWWC #26-05 15 Conn River Rd, Map 08, Lot 001, William McEnery and Kimberly Edwards. Construct an elevated deck attached to the house.

Mr. Ventres noted this is the last house on the road, and the owners of the house own the airport as well. The house is 130 feet from the river, but as the whole site is a flood plains, it is within the purview of the IWWC. Mr. Ventres noted the deck has already been built and the following things should be added to the approval - no roof, cannot become a screened in porch, and also that the conditions would be placed on the Land Records. Mr. Ventres noted the size and more details are not included on the map, but they will need to be added upon submitting for a building permit.

Motion by Mr. Jahne to approve the Application IWWC #26-05 15 Conn River Rd, Map 08, Lot 001, William McEnery and Kimberly Edwards. Construct an elevated deck attached to the house, with the following conditions: that it remain an open deck with no roof, any additional renovations require the owner to come before IWWC, the deck and the conditions will be placed on the Land Records, and the owners will submit a more detailed plan regarding the deck. Seconded by Ms. Burton-Reeve and unanimously approved.

c. Application IWWC #26-06 3 Conn River Rd, Map 08, Lot 006, Michelle Severance. Screened porch over part of existing deck.

Mr. Ventres noted that the reason this here is that the cottage is being sold and the appraiser noted the permit said open deck and has been finished off to a screened in porch with a roof. The cottage has been sold, as is. The letter must be filed on the Land Records to denote that it must remain a screened in room and cannot have further renovations unless they come before the IWWC. The whole house is seasonal though. The conditions are: the structure cannot proceed to a full season living space aside from the screened in porch, filed on the Land Records and no further work can be done without submitting an application with IWWC.

Motion by Ms. Burton-Reeve to approve the Application IWWC #26-06 3 Conn River Rd, Map 08, Lot 006, Michelle Severance. Screened porch over part of existing deck, with the following conditions: the structure cannot proceed to a full season living space aside from

the screened in porch, filed on the Land Records and no further work can be done without submitting an application with IWWC. Seconded by Mr. Jahne and unanimously approved.

d. ***Application IWWC #26-07 7 Conn River Rd, Map 08, Lot 004, Kipp Kollar. Construction of two accessory structures within floodplain soils.***

Mr. Ventres met with the owner and outlined that the next door neighbor noted the shed is blocking her view. The owner will need to talk with the neighbor and outline on the map where the shed will move to address the neighbor's concern. This application must go before ZBA before IWWC can review it for approval, as if ZBA does not approve, they cannot come before IWWC. The shed is metal with anchors that screw into the ground. This application will need to be continued.

Motion by Mr. Dill to continue the Application IWWC #26-07 7 Conn River Rd, Map 08, Lot 004, Kipp Kollar. Construction of two accessory structures within floodplain soils. Seconded by Ms. Dumaine and unanimously approved.

e. ***Application IWWC #26-08 154 Falls Road, Map 75, Lot 141, Anthony DeMatteis. Install a residential dock.***

Mr. Ventres reviewed the plans with the owner and outlined that the size they were thinking may be too small. He noted that a field walk is needed.

Motion by Mr. Dill to schedule a field walk and continue the Application IWWC #26-08 154 Falls Road, Map 75, Lot 141, Anthony DeMatteis. Install a residential dock. Seconded by Ms. Burton-Reeve and unanimously approved.

7. Discussion

a. 26 Leesville Road (property location), Charles & Cathy Grillo (property owners). Map 052, Lot 032. Drainage issue

Mr. Ventres took a ride with Don Angersola, who now understands the issue and what needs to happen with the trash rack installation. The property owners are aware they are on point to keep the trash rack clear.

8. IWWC Enforcement Officer's Report

a. Beebe Road – Molley Brook

No new news to report.

b. Proposed forestry regulations

On hold.

9. Adjournment

A motion was made by Ms. Burton-Reeve to adjourn the meeting at 7:56pm. The motion was seconded by Ms. Dumaine and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary