East Haddam Inland Wetlands and Watercourse Commission

Land Use Office

Regular Meeting Minutes
August 18, 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, David Walls, Toni Dumaine
Members Absent: Bryan Goff
Also Present: Jim Ventres, Dennis DeMatteis, Roger Nemergut, Greg Caracoglia, Virginia Caracoglia

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

3. Approval of Minutes

2. change to "Ms. Augustiny was *one of the* longest serving members…"
6.D. change sentence to read "…*and* if ZBA…"

A motion by Mr. Walls to approve the July 21, 2026, minutes as amended. Seconded by Ms. Burton-Reeve and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

There was a field walk on August 12, 2026. One site was visited: 154 Falls Road. In attendance were Mr. Dill, Ms. Burton-Reeve, Mr. Walls, Ms. Dumaine, and Mr. Ventres.

6. Wetlands Permit Review

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

Mr. Ventres will ask the owner, who works out of state, to send an email requesting an extension.

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 Mr. Walls and unanimously approved.

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

Mr. DeMatteis' father, Dennis, joined the meeting and outlined how he had created the application. He is not clear where the dock can go, so is looking for clarity on where the dock could be located. He would like to have the dock installed to the left side of the pin that is on the property to keep it away from the dam. The length of the dock would go out to where the water gets deeper, which is not a large distance. The dock would go straight out and be removed during the winter. The dock would be pressure treated wood and be 4 feet by 16 feet bolted to the shore. There would be floats to keep the dock out of the water. There a not many wood docks anymore, if built out of wood, it must be preserved. The IWWC is very concerned about chemicals in the water, so it must be maintained properly. It would be preserved prior to being placed in the water. Mr. DeMatteis noted that his son had called DEEP who said that the decision of the dock installation is within IWWC's sole purview.

Motion by Mr. Walls to approve the Application IWWC #26-08 154 Falls Road, Map 75, Lot 141, Anthony DeMatteis. Install a residential dock, plans dated 8/18/2026, with the conditions that pictures be provided to the Land Use Office. Seconded by Ms. Burton-Reeve and unanimously approved.

c. Application IWWC #26-09 Commerce Dr., Town St., Norwich Road, Map 27 Lots61, 62, 63, 64 Robert Casner. Mixed use development – commercial retail, offices and apartments.

Mr. Nemergut provided an update on the proposal. The project is for a commercial development, combining 4 vacant lots that were sub-divided in 1986. It is about 7.8 acres. They have frontage on Rt. 82, Town Street and Commerce Drive. The retention basin has been expanded. The surveyor and environmental scientist has outlined and staked the wetlands. Succor Brook runs through the north edge of the property. There is a sedimentation basin that was built as part of the 1986 sub-division plan. It will stay intact, but is not used in any of the calculations. There may need to be maintenance completed on it in the future. The main access to the development is off of Commerce Drive and a secondary access that will be directly across from Mt. Parnassus. The environmental scientist has provided an environmental report, and Mr. Nemergut provided site reports for the Town to review. Trap rock check dams have also been added to help with further infiltration. The soil is the next level up from wetlands soil. The buildings will be serviced by a community well which is regulated tighter than other wells. The paperwork has to be submitted to the State Health Department.

Mr. Ventres has emailed the materials to the Town engineers for review.

Mr. Nemergut will be creating a planting plan around the buildings with Balleks for the Planning and Zoning review. The environmental scientist, Richard Snarski, reviewed the plan and made suggestions and changes for the wetland areas and stormwater basin.

Mr. Nemergut asked for clarity regarding if the thick vegetation that borders the brook should be left or if the invasives should be removed and the area replanted. While the IWWC would like to remove invasives, they also like to leave the wetlands undisturbed. Mr. Ventres suggested to ask the environmental scientist for his review of the area and provide a

recommendation. Mr. Ventres will also ask the Town Engineer for a recommendation on this topic as well.
Mr. Ventres will review the 1986 sub-division to see if there is an easement or not, which could impact who cleans out the sediment basin.
The buildings being constructed are for retail, not commercial or manufacturing. The 2nd floor will be for apartments. Having the residential component requires businesses to be compatible with people living there.

Motion by Mr. Dill to continue the Application IWWC #26-09 Commerce Dr., Town St., Norwich Road, Map 27 Lots61, 62, 63, 64 Robert Casner. Mixed use development – commercial retail, offices and apartments. Seconded by Ms. Burton-Reeve and unanimously approved.

d. ***Application IWWC #26-10 204 Lake Shore Dr, Map 80, Lot 277, Greg and Virginia Caracoglia. Remove and replace existing stone wall as same size, shape and height with new material.***

Mr. Ventres provided an overview of his conversation with the contractor, who let him know that there is more work that must be done to install a proper base for the existing retaining wall. There is quite a bit of erosion. The goal is to remove the old wall and install a new one. The project is made up of 2 different pieces and is about 100 feet in total. There is a need for a field walk.

Motion by Mr. Dill to schedule a field walk and continue the Application IWWC #26-10 204 Lake Shore Dr, Map 80, Lot 277, Greg and Virginia Caracoglia. Remove and replace existing stone wall as same size, shape and height with new material. Seconded by Mr. Walls and unanimously approved.

7. Discussion

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

Mr. Ventres contacted the property next to the Grillos, per Mr. Angersola's request. The grate will be installed shortly by Public Works. Mr. Ventres reminded the owners they must continue to clean it out and maintain it.

8. IWWC Enforcement Officer's Report

Mr. Ventres noted that there is additional work that must be done for the Lake Hayward Bio Detention Basin to handle smaller storms to direct flow into the major part of the basin. It will be added to the September field walk. It is a modification of an existing approved application so it is not a new application. They are going to wrap soil in fabric and then add rip rap with a perforated pipe to ensure there is not standing water that would create a mosquito breeding ground.

Mr. Ventres outlined that the pipe on Dolbia Hill Road West had failed so it required DEEP and other review and approvals. The storm that occurred in July tore the pipe out, then a plate was

placed over the area, which then was completely wiped out due to another storm. There is now limited access on Dolbia Hill Road West. There will be temporarily piping put in place to address it for now. The engineering is about 85% complete. There will be a 3-sided solution put into place; no cost estimates have been provided.

On Creamery Road, where it intersects Rt. 82, a garbage truck put a tire through the asphalt and, upon closer review, a large void under the pavement was discovered. There is a state-owned metal pipe which had erosion issues that caused the problem; the State is addressing. Mr. Ventres provided a layout of the sewer system to the State so that it will not be disturbed by the repair work.

a. Beebe Road – Molley Brook

Mr. Dill asked Mr. Ventres to ask Public Works when the guardrails will be installed now that the budget has been passed.

b. Proposed forestry regulations

Mr. Ventres sent the updated materials to DEEP for their review. They will provide feedback, and the goal is to have a Public Hearing in October to review.

9. Adjournment

A motion was made by Mr. Dill to adjourn the meeting at 8:26pm. The motion was seconded by Mr. Jahne and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary