East Haddam Inland Wetlands and Watercourse Commission

Land Use Office

Regular Meeting Minutes
September 15, 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, Bryan Goff, Daniel Jahne, David Walls, Toni Dumaine
Members Absent: None
Also Present: Jim Ventres, Roger Nemergut, Michelle Santoro, Lou Santoro, Greg Caracoglia, Virginia Caracoglia, Bob Casner

3. Approval of Minutes

9. Adjournment was made by Mr. Walls not Mr. Dill.

A motion by Mr. Goff to approve the August 18, 2026, minutes as amended. Seconded by Mr. Walls and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

There was a field walk on September 9, 2026. Four sites were visited: 204 Lake Shore Drive, Hayfield Road, 53 East Shore Drive, 55 East Shore Drive. 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 noted Mr. Kollar could not attend. He talked with the neighbor who submitted a letter noting they are okay where the structures are currently located. They are located up higher and out of the major flooding area of the Connecticut River. The structures will stay exactly where they are currently located. The application still has to go through ZBA for the variance review.

Motion by Ms. Burton-Reeve to approve 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. Goff and unanimously approved.

b. Application IWWC #26-09 Commerce Dr., Town St., Norwich Road, Map 27 Lots 61, 62, 63, 64 Robert Casner. Mixed use development – commercial retail, offices and apartments.

Mr. Nemergut provided an update on the revised plans and project. The supplemental environmental report was also provided. In sum, the soil scientist outlined his opinion that the project will not negatively impact the environment. Mr. Nemergut outlined the updates. The detention basin was lowered and enhanced. The plantings were modified as the bottom will be below the seasonal water table. Additional buffer plantings were added, and a planting list has been provided. The foundation treatment was clarified. Buildings 1, 2, 3 and 4 at the southern portion of the property have retail planned for the first floor and residential apartments planned on the 2nd floor; these buildings will be full walk out basements. The other buildings are slab on grade with no basements. A few of the septic systems were modified to provide more distance from the detention basin. The runoff will go into the detention basin. Mr. Nemergut will clarify the amount of impact of the wetlands disturbance, after discussion around what was in the soil scientist's letter on this topic. Discussion ensued related to the walk out basements. There is a need to extend the application as there is additional clarification needed related to the walk out basements for 4 of the buildings and the slab on grade for the other 4 buildings. Mr. Casner asked for an extension so the application changes could be reviewed. Mr. Nemergut will add in the test pits to the plan.
Mr. Ventres will have a secondary review completed upon the updating of the plan.

Motion by Mr. Dill to grant the extension on the Application IWWC #26-09 Commerce Dr., Town St., Norwich Road, Map 27 Lots 61, 62, 63, 64 Robert Casner. Mixed use development – commercial retail, offices and apartments. Seconded by Mr. Goff and unanimously approved.

c. 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 with new material. Proposed addition 19 feet from the water.

There was a field walk to this property. There was some work completed on the wall over the summer. There are 2 sections of the wall they would like to reconstruct.
Mr. Ventres brought forth a stacked stone option that moves with the ice and snow, eliminating the need for concrete. The Commission outlined to the applicants that concrete is damaged by the ice and makes the lake look like a bathtub. In dry stacked walls, fieldstone is typically used but is hard to work with. This new option of stackable block may be a better way to build and maintain sea walls.
Ms. Caracoglia outlined they met with the mason and discussed field stone options. She outlined they do not want to fix the walls again, and they shared the method with the mason, the plans Mr. Ventres provided to them that allows for movement and breathability. The mason noted he can follow this type of plan. The mason would use natural flat stone, versus round field stones. The stone must be angled/sloped to ensure the wall does not tip over.

For the addition, Ms. Caracoglia outlined the goal of that project. The existing kitchen and utility room was an add-on to the house after it was built, and the front half of that structure is currently on the ground, where it is both rotting away and sinking. The water runoff from the road has caused significant issues and contributed extensively to the rotting and sinking. There is no ability to move the addition to the right due to the septic system. The proposal is to eliminate the existing addition and move it to the left side between the existing garage and house. The house is currently a 3-bedroom and will remain a 3-bedroom house. They have not talked with a builder yet. The Commission is interested in understanding the roof runoff. They noted a gravel base can be added. Mr. Ventres noted that may be the best approach to allow for better infiltration.
Ms. Caracoglia noted they met with the "Goose Lady" of Lake Hayward who provided information as to how to prevent the geese from coming up from the lake.
Mr. Dill asked about erosion control; it is outlined on the plans along with an area to stockpile the materials.

Motion by Mr. Goff to approve 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. Proposed addition 19 feet from the water, in accordance with plan dated September 21, 2026, and the typical shoreline drywall construction as a condition for the wall; that photos be taken during construction and upon completion to be submitted to the Land Use Office. Seconded by Mr. Walls and unanimously approved.

d. Application IWWC #26-11 #34 74 Smith Road, Map 049, Lot 009, Lou and Michelle Santoro. Demolish and replace seasonal cottage. Install holding tank.

A field walk is needed. Mr. Santoro outlined that the old cottage was built in 1965 by Ms. Santoro's grandparents. The front is all rotten, and now it is time to address the issues. They tried to lift the cottage up to be a walkout. This is in the Wildwood Association, and has been approved by the Association. A holding tank will be added, which will replace the existing outhouse.
The structure is now going to be 4 feet further from the waterfront and decreased by 2 feet on either side to increase the distance from the neighbors. The number of bedrooms will remain 2 bedrooms, which is part of the DEEP agreement. There are no roofs allowed over the decks per the Association.
There is an oak tree that will be removed, not the dock. The stump would be left to maintain the soil structure near the lake. The driveway will be reconfigured.
Mr. Santoro staked out the new cottage and will make sure the driveway is also staked out for the field walk.

Motion by Mr. Dill to schedule the field walk for the Application IWWC #26-11 #34 74 Smith Road, Map 049, Lot 009, Lou and Michelle Santoro. Demolish and replace seasonal cottage. Install holding tank. Seconded by Ms. Burton-Reeve and unanimously approved.

e. Application IWWC #26-12 53 East Shore Dr, Map 080, Lot 363, Timothy Arpin (contractor), Stephen & Janice Wolpo (owners). Replace stone retaining wall.

Mr. Ventres outlined that he asked for a construction diagram from the contractor.

Motion by Mr. Dill to continue the Application IWWC #26-12 53 East Shore Dr, Map 080, Lot 363, Timothy Arpin (contractor), Stephen & Janice Wolpo (owners). Replace stone retaining wall. Seconded by Mr. Walls and unanimously approved.

f. Application IWWC #26-13 55 East Shore Dr, Map 080, Lot 364, Timothy Arpin (contractor), Dalton King and Michele Abrams (owners). Replace stone retaining wall.

Mr. Ventres outlined that he asked for a construction diagram from the contractor.

Motion by Mr. Dill to continue the Application IWWC #26-13 55 East Shore Dr, Map 080, Lot 364, Timothy Arpin (contractor), Dalton King and Michele Abrams (owners). Replace stone retaining wall. Seconded by Mr. Goff and unanimously approved.

7. Discussion

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

Mr. Ventres noted the grate may be installed, but he needs to confirm with Public Works.

8. IWWC Enforcement Officer's Report

Mr. Ventres outlined that 12 Shore Road (not Lakeside Dan) did some clearing. The owner was approved by ZBA for the garage, which is not in the upland review area. The is no wetland concern.

Janice and Joe Sina are moving to Ohio and want to donate 40+ acres on Daniels Road. Most of it is the big pond and head waters of Succor Brook. The Town has a conservation easement on the Gelston Easement of 45 acres next door. There is already a parking area there. There is an existing trail that is also part of the open space.

Motion by Ms. Burton-Reeve to send an acceptance letter to the Board of Selectman to accept the donation made by the Sinas of the 40+ acres. Seconded by Mr. Walls and unanimously approved.

On Dolbia Hill, there was an emergency repair of a 30" pipe installed. There is work underway with DEEP to address the culvert needed. The storm that occurred on Sunday was likely close to a 50-year, if not a 100-year storm.

Mr. Ventres noted that the DEEP is going to sleeve the pipe and backfill the lost soil on Creamery Road which will leave the existing sewer pipes as is.

a. Beebe Road – Molley Brook

Mr. Ventres noted Public Works got an estimate of $11,000 for the guardrails and is working with Finance to get the funds.
Mr. Dill noted that Beebe Road is going to be worked on and a proper crown will be put in place.

b. Proposed forestry regulations

Mr. Ventres will provide the information next month.

9. Adjournment

A motion was made by Mr. Goff to adjourn the meeting at 8:38pm. The motion was seconded by Mr. Walls and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary