East Haddam Inland Wetlands and Watercourse Commission

Land Use Office

Regular Meeting Minutes
October 20, 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, Roger Nemergut, Lou Santoro, Michelle Santoro, Mark Eckert, Kathleen Leyland, Philip Schuster, Bob Casner

Mr. Dill appointed Ms. Dumaine to vote as a regular member in Mr. Goff's absence.

3. Approval of Minutes

6c. change application IWWC 26-10, remove the "with new material"
8. update the motion to update acceptance to recommended

A motion by Mr. Dill to approve the September 15, 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 October 14, 2026. Two sites were visited: 74 Smith Road #34, 1 Hem Street. In attendance were Mr. Dill, Ms. Burton-Reeve, Mr. Walls, Ms. Dumaine, Mr. Jahne and Mr. Ventres.

6. Wetlands Permit Review

a. 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 application; his environmental consultant was not able to attend the meeting due to illness. Mr. Nemergut noted there are a number of plan updates that must be done given the number of comments provided from Davison Environmental and Jacobsen's report. There is a field walk scheduled Thursday with the soil scientist and Davison Environmental to address the wetlands concerns. Mr. Nemergut

outlined that he will try to make the changes in enough time to be resubmitted to the Town Engineer for review. Mr. Ventres will ask the engineer to be ready to review the revised plans quickly.
Mr. Casner has requested an extension of sixty days to ensure there is enough time for the engineer to review the updated plans and allow the IWWC members enough time to review the information as well.
Mr. Ventres will provide a Public Hearing timeline to Mr. Nemergut. The next most important step is for the soil scientist and the environmental consultant to meet and come to an agreement on the wetlands.

Motion by Mr. Dill to continue 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. Walls and unanimously approved.

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

Mr. Santoro outlined the old cottage, built in 1965, is being demolished due to rot. In addition, a holding tank must also be installed and the outhouse eliminated. The new cottage layout makes it easier to access it. There will be the ability to walk out in the back. The driveway is being changed as it is difficult to get in and out of it. The driveway is being moved over so that they can back into their parking spot, and it also makes it much easier for the sanitation truck to come in and out to pump the holding tank. The driveway will be constructed by Curtin Construction, using processed materials, like what is used on the road. The rough base is crushed stone, and at the base of the driveway there will be a retaining wall installed to reduce the slope. There are a few trees that will be removed nearer the water. The stumps will remain to hold the soil. The goal is to preserve the driveway and property; there has been quite a bit of erosion. The trees that have to be removed for the driveway at the top of the hill will be stumped.
Mr. Dill noted there is soil erosion control outlined on the plans between the cottage and the lake that will be put into place once construction begins.
The cottage will be completely removed. A concrete foundation will be put in. Some materials will be moved to build the foundation. Most of the soil will be used to regrade out the site. Mr. Dill noted that the soil being removed can be stockpiled in the parking spot across the road where their parking spot is. Erosion fence is needed to ensure the stockpiled soil does not erode. Ms. Burton-Reeve noted a second erosion control fence would be wise to install to ensure there is a secondary line of defense. The erosion control fence will be placed the whole way up the side of the property. There are not going to be gutters put on the roof. There will be a foot deep of stone along the drip line to catch the water from the roof.

Motion by Ms. Burton-Reeve to approve 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, with the conditions that erosion control fence be installed before construction, erosion control fence be installed around any stock piled soil, the stumps on the water side remain in place, and the rain water be caught with stone trenching along the cottage, and the plans dated 9/20/2026. Seconded by Mr. Walls and unanimously approved.

c. 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 noted the contractor was not able to join the meeting, so noted that it needs to be continued. The contractor was planning to provide a demonstration of the wall construction.

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.

d. 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 noted the contractor was not able to join the meeting, so noted that it needs to be continued. The contractor was planning to provide a demonstration of the wall construction.

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 Ms. Burton-Reeve and unanimously approved.

e. Application IWWC #26-14 309 East Shore Dr, Map 087, Lot 189, Mark Eckert (agent), Kathleen Leyland (owner). 980 sq foot accessory dwelling unit addition.

Mr. Ventres outlined a field walk is needed. The location is right off the peninsula off of East Shore Drive. The lake is on one side and there are wetlands nearby on the other side.
Mr. Eckert provided a google map of the location. He outlined that the current cottage needs to be updated to provide one-level living. The goal is to also add more insulation while changing the living space to one level. Mr. Eckert outlined the changes being made to the existing structure. The cottage is already a year-round structure.

Motion by Mr. Dill to continue and schedule a field walk for the Application IWWC #26-14 309 East Shore Dr, Map 087, Lot 189, Mark Eckert (agent), Kathleen Leyland (owner). 980 sq foot accessory dwelling unit addition. Seconded by Ms. Burton-Reeve and unanimously approved.

f. Application IWWC #26-15 1 Hem St, Map 26, Lot 072, Philip Schuster. Construct a three bay garage.

Mr. Schuster outlined the project. The house sits on a hill and there is not space to construct a 3-car garage. He is a car enthusiast and needs more space to protect them. There is a pond 65 feet from the proposed location that drains down into Succor Brook.
Mr. Dill asked for clarity as to what is being stored within the garage. Aside from the cars, a lawn mower, snow blower, and a generator were noted as likely being stored within it. There would be some cans of gasoline included within the garage.

Mr. Ventres noted that the application has the plans from Country Carpenters, and he will distribute those prior to the next meeting. He also informed to the homeowner that there are containers that can be purchased to hold the gas cans to ensure there is no leakage.
The garage will have electricity but was not going to be climate controlled as of right now.

Motion by Mr. Dill to continue the Application IWWC #26-15 1 Hem St, Map 26, Lot 072, Philip Schuster. Construct a three bay garage. Seconded by Ms. Dumaine 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 that there is no progress on installing the grate yet.

8. IWWC Enforcement Officer's Report

Mr. Ventres provided preliminary plans for the Dolbia Hill culvert replacement. The temporary replacement has been installed but is not adequate enough to support a 100 year storm. The new culvert will have a by-pass put in for the construction to be completed. DEEP approvals are in progress. This is a 2027 project. DOT, at some point in the 1960s or 1970s, straightened the pipe on Hopyard Road and that caused the stream to go where it is going now and created its own new channel. Where the water is going now is going to be the primary channel.

a. Beebe Road – Molley Brook

Mr. Dill noted Public Works installed the rails as requested. Mr. Dill is going to have a conversation with the new Public Works Director and outline the problems that have happened in the past and outline that there cannot be any more materials put into the lake. DEEP outlined to Mr. Ventres that the storm wash-out could not be removed without an easement and plans. Mr. Dill outlined that the beavers have created a plunge pool with their new dam. Mr. Dill noted that he did a measurement of the railing and outlined where it was installed is not according to the plans. Mr. Dill also outlined that the road is a scenic road and questioned the steel guardrails installed. Mr. Ventres discussed with the Public Works Director the material used; Public Works outlined the cost differential of the guard rail costs which was significant. Mr. Dill is going to request Public Works to put monies in the budget for wooden guardrails. Mr. Dill will also ask the Public Works Director to paint the guardrails so they are less obvious.

b. Proposed forestry regulations

Mr. Ventres outlined that the forestry regulations must be separate from the other regulations. He also reviewed the State model for inland wetlands, and he highlighted to IWWC there are new changes which require the Town's regulations to be updated as well. His recommendation is to schedule a Public Hearing for November 17, 2026 for both the

separation of the forestry regulations and the change/updating of the Town's inland wetlands regulations.

Motion by Mr. Dill to schedule a Public Hearing on November 17, 2026. Seconded by Ms. Burton-Reeve and unanimously approved.

Mr. Dill introduced Danielle Holmes as a potential new member of the IWWC. She works as a health inspector and enforces the health code for nine towns along the shoreline. She provided an overview of her background and her interests in environmental protection. Mr. Dill provided her the application to fill out.

Ms. Burton-Reeve outlined that she would like to get a memorial bench for Ms. Augustiny, long-time IWWC member and conservation advocate. Mr. Gillis from the East Haddam Land Trust outlined there is a lovely spot on the newly donated Sina property where the bench could be placed. Ms. Burton-Reeve outlined the cost and that a plaque with her name on it will be placed on it. The bench will be composite to last in our New England weather. She will put together the proposal for the bench costs.

9. Adjournment

A motion was made by Mr. Dill to adjourn the meeting at 8:48pm. The motion was seconded by Mr. Walls and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary