**East Haddam Inland Wetlands and Watercourse Commission**
**Land Use Office**

**Regular Meeting Minutes**
**November 18, 2025**

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
**Members Absent:** Mary Augustiny
**Also Present:** James Ventres (Land Use Administrator), Tim Arpin, Tony Dumaine, Herny Almonte, Josh Eannotti, Howard Pfrommer, Aaron Bochman, Rit Lagace, Bob Casner

Mr. Dill appointed Mr. Walls as a voting member until further notice.

3. Approval of Minutes

***A motion by Mr. Goff to approve October 21, 2025, minutes as presented. Seconded by Mr. Jahne and unanimously approved.***

4. Bills

No bills.

5. Field Inspection Report

Field walk held on November 9th. Five sites were visited: Beebe Road, AP Gates Road, 32 Bashan Road, 42 Shore Road, and 19 Banning Road. Mr. Dill, Ms. Burton-Reeve, Mr. Walls and Mr. Ventres were in attendance.

6. Wetlands Permit Review

***a. Application #25-15 32 Bashan Road (property location), Aaron Bochman (applicant & property owner). Map 058, Lot 144. Proposed construction of a driveway.***

Mr. Bochman provided an overview of the driveway. He outlined that there was an original driveway per an easement which split the property. The property was a farm with a single-family home and a cottage located separately away from the house. The original easement enabled a driveway to be installed from the original driveway into the farm, past a garage, and a barn and then through the yard and onwards up to the cottage. This property is the Cone Farm property on Bashan Road. He outlined several concerns related to leaving the driveway as is, namely the speed in which delivery vehicles travel from the driveway to the cottage;

based on these factors, he has been installing a new driveway to make access safer to both properties. The goal of the new driveway is to connect the main road and the original easement together to create a loop. There are no plans to pave the driveway. The plan calls for larger pipes to ensure there is no saturation of the driveway. Mr. Dill outlined that he understands Mr. Bochman is willing to work with the neighbor, Mr. Cone; but asked for clarity as to what is causing the lack of agreement between him and Mr. Cone, as it seems a bit silly to build another whole driveway 75 feet from another one. Mr. Dill asked Mr. Bochman if he would be willing to change the easement to the new driveway, such that the cottage property can use the existing new driveway Mr. Bochman has already begun to construct instead of Mr. Cone having to construct a whole new driveway in addition to the one Mr. Bochman has constructed. Mr. Bochman agreed to change the easement as Mr. Dill outlined.

***Motion by Mr. Goff to approve the Application #25-15 32 Bashan Road (property location), Aaron Bochman (applicant & property owner). Map 058, Lot 144. Proposed construction of a driveway, with conditions that the existing easement shifts to the new already constructed driveway which will have the discussed additional drainage added, with pictures to the Land Use Office upon completion. Seconded by Ms. Burton-Reeve and unanimously approved.***

***b. Application #25-16 42 Shore Road, Christopher Casey (owner), Timothy Arpin (agent), Map 67, Lot 61 Reconstruction of a retaining wall on the Upper Moodus Reservoir.***

Mr. Aprin, the mason, outlined the retaining wall issues. It is falling forward into the lake. He will dig down about 18" below the lakebed, set a bed of rip-rap and then set new stony creek granite blocks (which are a rough-cut block of stone that stacks upon each other) as a new retaining wall. The existing materials will be removed, and all new materials will be brought in. The same footprint will be used. There is currently a tree in the yard pushing the wall out. The owner has indicated to Mr. Arpin that he can remove the tree that needs to be removed. Any trees in the way of the wall will be removed, and Mr. Arpin will remove the wood as well. There will be 12" to 18" of crushed stone behind the wall to maintain the structure of the wall with filter fabric, so that the exact footprint in existence today will be maintained. An excavator will be used to remove the materials and bring the new materials into the space.

***Motion by Ms. Burton-Reeve to approve the Application #25-16 42 Shore Road, Christopher Casey (owner), Timothy Arpin (agent), Map 67, Lot 61 Reconstruction of a retaining wall on the Upper Moodus Reservoir, with pictures to be provided to the Land Use Office upon completion. Seconded by Mr. Goff and unanimously approved.***

***c. Application #25 – 17 Town of East Haddam Reconstruct culverts on Beebe Road.***

Mr. Eannotti, from Nathan L. Jacobson and Associates, provided an overview of the project. He reviewed the plans outlining the reconstruction of the culverts on Beebe Road. He walked through the demolition plan. 16" of material will be removed, along with the existing culvert. There are a few trees that would be removed as well. The existing sign, denoting that it is a water source for the East Haddam Fire Department, will be moved. He also walked through the proposed plan of the new culvert construction, including wing walls, road width, transition

approach to the roadway, and culvert construction. CT DOT was consulted as Beebe Road is a scenic road, and Mr. Eannotti received their recommendation for 20 feet of roadway as a minimum. Guardrails will be 1 foot offset off of the roadway. The guardrails will be Merritt Parkway-style guardrails – pressure treated wood mounted on steel posts. Mr. Eannotti walked through the full plan to outline where the existing roadway is and what the proposed roadway looks like compared to that. The design will prevent material spillage into the wetlands. The box culvert will be a 6.5-foot rise, 14-foot span; with 1 foot of natural stream bottom material added to the bottom for fish. The culvert will go from a 6 by 6-foot culvert to almost double that size. He walked through the 100-year storm event flow. He also walked through the 500-year storm event flow. Mr. Dill asked about the beavers, which have blocked the pipe in the past, and if any recommendations have been included to deter the beavers from blocking the culvert. Mr. Pfrommer noted that they can think about how to address beaver usage. Mr. Eannotti noted that they will add something to the plan related to that.
Exclusionary fencing must be up to prevent nesting of turtles during construction. The timeframe would be summer construction. Mr. Goff noted that the turtles should only be removed from the work zone, not from the area.
Mr. Eannotti walked through the erosion control and the cofferdam. The cofferdam will be left upon construction completion but cut off. Divers would remove material to allow the cofferdam to be cut 1 foot below grade and then covered up with natural stream bottom material. There will be retaining walls on either side of the project, which he pointed out on the plans.
Mr. Eannotti outlined that modified rip-rap will be used as bank stabilization, outside the wing walls but inside the cofferdam.
The project will take 3 to 4 months.

***Motion by Mr. Dill to approve the Application #25 – 17 Town of East Haddam Reconstruct culverts on Beebe Road, with the stipulation that P&Z be asked to review the project looking at road width to maintain the scenic road, and with before and after photos of the project to be provided to the Land Use Office, with plans dated October 23, 2025. Seconded by Mr. Jahne and unanimously approved.***

8. Public Hearing

***a. Application #25-14 160 Smith Road (property location), Lawrence Rubin (applicant and property owner). Map 057, Lot 074. Proposed relocation of cottage, add sand into soil for farming purposes to grow crops for drainage, farming and harvesting crops. Bashan Lake.***

Mr. Dill outlined that there was a Public Hearing on the agenda for today's meeting. Mr. Ventres noted that Attorney Willis discovered that there is a section in the statues that noted that an owner of a property with a conservation easement must send out notification 60 days in advance of an application being reviewed by a board or commission. He noted that the application has been withdrawn, based on this requirement.

***Motion by Mr. Dill to accept the withdrawal of the application per the owner's request. Seconded by Mr. Goff and unanimously approved.***

***d. Application #25 – 18 Town of East Haddam Reconstruct culverts on AP. Gates Road.***

Mr. Pfrommer reviewed the plans for the culvert replacements on AP Gates Road. He outlined what the existing culvert construction is and how it is no longer in good working conditions. There are sink holes now appearing in the road due to the culvert's service life now being at its end. He outlined the demolition plan. He also reviewed the plans and the revisions made from the initial plans and the field walk discussion. The proposed solution will be one cell that is 12 feet wide with 5 feet in height with 1 foot of natural materials at the bottom. It is designed for a 50-year storm event. The grade of the roadway is being maintained. This project requires a federal permit from the Army Corps of Engineers, who dictates the barrel size. That permit request is underway. He reviewed the erosion sediment control plan. The material is very dense, so a sandbag type cofferdam will be used. There is very little rip-rap used in this project. The project was submitted to DEEP Fisheries, who replied they had no concerns. The goal is to ensure that amphibians have the ability to move easily. The hope is for the project to be completed in 2026. The crossing is 24 feet in width for the roadway. The existing roadway is 18 feet wide at one end and 20 feet wide at the other end.
Discussion ensued related to ensure there is no erosion. The discharge pad will be on crushed stone, and Mr. Pfrommer will note that seeding will be done in that area.

***Motion by Ms. Burton-Reeve to approve the Application #25 – 18 Town of East Haddam Reconstruct culverts on AP. Gates Road, with plans dated October 2025, seeding where the discharge pad will be and adjustment of rip-rap, with photos to be provided to the Land Use Office. Seconded by Mr. Goff and unanimously approved.***

***b. Application #25 – 19 7 Banning Road (property location), Richard Lagace (owner), Proposed Accessory Dwelling Unit in the upland review area. Map 3, Lot 42.***

Mr. Dill noted that during the field walk, the structure was outlined but discussion happened related to shifting the building a bit to make it easier to drive into the garage. The area is on a slope. The intent is to come up above the existing septic by a foot, with a concrete slab poured in the spot. The intent is for his mother to move from Florida to live here. Discussion ensued about how any impact is shedding away from the wetlands. He will lay out woodchips to catch any erosion shedding toward the septic. There will be access from Route 82.

***Motion by Mr. Goff to approve the Application #25 – 19 7 Banning Road (property location), Richard Lagace (owner), Proposed Accessory Dwelling Unit in the upland review area, with plans dated November 18, 2025, with woodchips added as discussed and photos provided to the Land Use Office upon completion. Map 3, Lot 42. Seconded by Mr. Jahne and unanimously approved.***

***c. Application #25 – 20 74 Smith Road, Map 049, Lot 009, East Haddam Fire Department/Wildwood Association, Construction of an access way with grassy pavers to provide access to Bashan Lake for water.***

Mr. Ventres noted that a field walk was completed before the gates were closed. The Fire Department noted they could not get the right draw necessary, which required a change in plans. There will not be a hydrant installed, but a direct path to the lake to enable the Fire Department to directly draw from the lake. The path will be created by installing base material with pavers laid over it, which will then be seeded, allowing the area to be grassy and green while still providing a solid path to the lake.

***Motion by Mr. Dill to continue the Application #25 – 20 74 Smith Road, Map 049, Lot 009, East Haddam Fire Department/Wildwood Association, Construction of an access way with grassy pavers to provide access to Bashan Lake for water. Seconded by Mr. Goff and unanimously approved.***

***d. Application #25 – 21 Millington Road, Map 70, Lot 01, East Haddam Fish and Game, restoration of cold-water habitat in the Eightmile River.***

Mr. Ventres provided an overview of the project. This new work is to help create new channels that enable better flow. The work was never completed on the original permit approval, from a few years ago. The Fish and Game Club discussed with another Club in New Jersey about their project and received additional information that changed what they wanted to do. They contacted DEEP who provided feedback on the project. Upon completion, they will need to self-report from the Army Corps of Engineers. No new field walk is needed given it is the same section already walked. Mr. Dill noted that the commissioners need to review the materials. A representative of the project will be attending the next meeting to provide further details.

***Motion by Mr. Dill to continue the Application #25 – 21 Millington Road, Map 70, Lot 01, East Haddam Fish and Game, restoration of cold-water habitat in the Eightmile River. Seconded by Ms. Burton-Reeve and unanimously approved.***

9. Subdivision Review

**a. Application 25-22 531 Mt. Parnassus Road, Gregory and Holley Collock, proposed re-subdivision of an interior lot creating one lot of 1.299 acres and a second lot of 2.981 acres. Both proposed already have existing single-family homes on them.**

Mr. Ventres provided an overview. There was a single-family home on one lot that was approved to build an accessory building. The accessory building was constructed. Now the owners want to split the lot into 2 lots to separate the 2 buildings into 2 different deeds. There are no wetlands, and no activity proposed, so a field walk may not be needed. There are houses all the way around in this section of town. Any sub-division application going before P&Z must come before IWWC even if there are no wetlands.

***Motion by Mr. Dill to send a letter to P&Z advising that the IWWC has reviewed the application and feel it meets the Inland Wetlands and Watercourses Commission criteria. Seconded by Mr. Walls and unanimously approved.***

10. Discussion

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

Mr. Ventres noted no additional work has happened yet, and there will be a new Public Works Director hired as the current one has resigned.

11. IWWC Enforcement Officer's Report

**a. Beebe Road – Molley Brook**

The cost of the As Built is $4500 which Mr. Ventres will discuss with the new Public Works director, once hired. Mr. Dill asked Mr. Ventres to send a letter to the Board of Selectmen denoting that an As Built has been requested.

**b. Proposed forestry regulations**

Nothing new to report.

Mr. Dill introduced Tony Dumaine, who is interested in joining IWWC. She will provide an application to the Selectmen's office. The IWWC requested Mr. Ventres convey their recommendation of adding Ms. Dumaine to the IWWC as a commissioner.
Mr. Ventres noted that he has hired a new assistant, Enerida Ademi, who has joined the Land Use Team this past week. She worked for the Rhode Island Historic Preservation, so she has experience with meeting scheduling. She also has GIS experience.

12. Adjournment

***A motion was made by Mr. Goff to adjourn the meeting at 9:33pm. The motion was seconded by Ms. Burton-Reeve and unanimously approved.***

Respectfully submitted,
Shannon A. Goyette
Recording Secretary