

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

**Regular Meeting Minutes
March 17, 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, Bryan Goff, Daniel Jahne, David Walls, Jennifer Burton-Reeve, Toni Dumaine

Members Absent: Mary Augustiny

Also Present: Donald Donner, Will Walter, Eric Cantar, Roger Nemergut

3. Approval of Minutes

6a. change steam to *stream* in the sentence that starts, “Work will be in the stream,...”

6c. Change the road to *Hopyard* Road in the agenda item and the motion.

8a. last sentence, “Mr. Dill asked if anyone...add “*been installed.*” at the end of the sentence.

A motion by Mr. Goff to approve the February 17, 2026, minutes as amended. Seconded by Ms. Walls and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

There was a field walk held on March 11, 2026; two sites were visited: 44 William F. Palmer Road and 121 Hopyard Road. In attendance were Mr. Dill, Mr. Walls, Ms. Dumaine and Mr. Ventres.

6. Wetlands Permit Review

a. Application #25 – 23 44 WM F Palmer Rd, Map 65, lot 138, East Haddam Fire Department, construction for new firehouse and demolition of existing.

Mr. Walter, Professional Engineer on the project, provided an overview of the project and the feasibility process. There were a number of options reviewed around using the existing structure and building up and out which were not feasible for a variety of reasons. There are no wetlands on the site, but there is a storm water basin on the adjacent property. About .3 acres are being disturbed in the upland review area for this new build. The building requires 5 bays and an administrative office wing, and there is a need for the road to swing around the

building which has enough parking for all firefighters to be able to park and to attend training sessions. The parking cannot be moved from its proposed location due to the proposed new septic system area. The existing septic cannot be reused so more space is needed for a new system. There was discussion related to shifting some of the parking out of the upland review to the location where the new septic is being located. Mr. Walter provided information on why that is not possible related to how septic systems are installed with the contours of the land, etc. He also discussed the amount of parking spaces needed given the commission's questions. There will be curbing on the parking.

Mr. Walter walked through the water flow across the property; it flows toward William F. Palmer Road. For storm water management, they need to decrease peak flows and treat for storm water quality. Impervious road surfaces are increasing and so catch basins are being installed with an underground enclosed system that captures, treats and regulates the flow back into the catch basin in William Palmer Road. He walked through the grit separator and other units involved in the underground system and the way clean out will be handled.

Pervious pavers were reviewed also as a storm water management feature, and the building committee noted that it requires regular robust maintenance as they tend to clog up with sand and decomposing leaves and debris. Mr. Ventres provided feedback on the pervious pavers that the Goodspeed actor housing has used regarding the maintenance. The commissioners asked Mr. Walter if he considered options to reduce the impervious surfaces; he noted other options that he knows of are either prohibitively expensive for the size of the area being paved or are the pervious pavers requiring robust maintenance to maintain. Discussion ensued related to shifting some of the parking spaces in the upland review to pervious pavers/paving as an option. Mr. Walters will adjust the plan to include this shift. The goal is to remove and reuse the existing pavement as a base for the new paved surface.

Motion by Mr. Dill to approve the Application #25-23 44 WM F Palmer Rd, Map 65, Lot 138, East Haddam Fire Department, construction for new firehouse and demolition of existing, with the condition that pervious materials be added to the outer perimeter parking. Seconded by Ms. Burton-Reeve and unanimously approved.

b. Application #26-1 121 Hopyard Road, Map 23, Lot 1 Donald Donner, construction of a pool in the upland review area.

Mr. Donner reviewed the project and where the location of the pool would be. There is ledge, and the excess materials will be placed way outside the upland review on the site. The materials will be used to level out his yard in spots. A fiberglass pool is being installed so cannot be drained or it will collapse on itself. It is an inground saltwater pool. The pavilion is a phase 2 and not part of this review or project; also, it is outside the upland review. There was discussion related to moving the pool 90 degrees, and it cannot be done given the nearby hill which has quite a bit of ledge.

Motion by Mr. Goff to approve the Application #26-1 121 Hopyard Road, Map 23, Lot 1 Donald Donner, construction of a pool in the upland review area, in accordance with the plans dated 3/16/26 and with erosion control added to the project. Seconded by Mr. Walls and unanimously approved.

- c. ***Application #26-2 Commerce Drive, Town Street, Norwich Road, Map 27 Lots 61, 62, 63, 64, Robert Casner, Mixed use development – commercial retail, offices and apartments.***

Mr. Nemergut outlined the project. It is property that is part of the East Haddam Business Park that was created in 1986. There are 4 parcels that were not developed then. Bob Casner has purchased those lots, and he is proposing commercial development with 8 detached buildings of mixed use. On the plan, the wetlands are shown and includes Succor Brook. The land slopes moderately from south to north. Access is off of Commerce Drive and also Town Street. It will be served by a community water system, and the septic systems have been laid out. The parking lot has been laid out for over 100 spots; the maximum parking outlined in the zoning regulations has not been exceeded. Discussion ensued related to the entrances off of Commerce Drive and Town Street and if those entrances are all needed. He outlined the waste water management system and how there is a need to protect the buildings on the north side from erosion.

There is about 2400 square feet that is being disturbed in the upland review area.

Mr. Nemergut outlined the square footage and the layout for buildings 1 through 4. There will be 16 living spaces.

Mr. Ventres noted that drainage calculations and an environmental impact study are all needed. The corners of buildings 5, 6, 7 and 8 should be staked at the lower corners and the roadway should be staked as well, which will be helpful during the upcoming field walk.

Mr. Goff asked that the 2013 permitting be pulled and shared with the commissioners for their review/reminder of the information discussed then.

Motion by Mr. Dill to schedule a field walk the Application #26-2 Commerce Drive, Town Street, Norwich Road, Map 27 Lots 61, 62, 3, 64, Robert Casner, Mixed use development – commercial retail, offices and apartments. Seconded by Mr. 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 talked with Mr. Angersola, interim Public Works director, and gave him the information to install the grates.

8. IWWC Enforcement Officer's Report

- a. **Beebe Road – Molley Brook**

Mr. Ventres noted that Mr. Angersola knows the beaver deceiver must be installed and the guardrails also need to be installed.

- b. **Proposed forestry regulations**

Nothing new to report at this point.

9. Adjournment

A motion was made by Mr. Goff to adjourn the meeting at 8:34pm. The motion was seconded by Ms. Burton-Reeve and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary