East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
May 20, 2025

1. Call to Order

The Regular Meeting of the East Haddam Inland Wetlands and Watercourse Commission was called to order by Mr. Goff at 7:30 PM at the Municipal Office Complex.

2. Attendance

Members Present: Jennifer Burton-Reeve, David Walls, Bryan Goff
Members Absent: Randolph Dill, Daniel Jahne, Mary Augustiny
Also Present: James Ventres (Land Use Administrator), Robert Falletti, Elizabeth Falletti, Stephen Simoncini, Charles Kauffman, Jeffery Overstrom, Adrian Nial -Reed Hilderbrand

Mr. Goff appointed Mr. Walls as a voting member due to several members' absences.

3. Approval of Minutes

8.a. Motion by Mr. Dill was seconded by Mr. Walls, not Mr. Jahne.
8.a. Under Beebe Road, remove "worth of" and change to read "a full day of work"
8.b. Change "as if" to "before" *the bridge is destroyed*, remove "to" to have sentence read "a $2M repair"

A motion by Ms. Burton-Reeve to approve the April 15, 2025, minutes as amended. Seconded by Mr. Walls, and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

A field walk was held on May 14, and 5 properties were visited – 143 Mill Road, 74 Smith Road Unit #11, 74 Smith Road Unit #31, 74 Smith Road Unit #38, and 39 Stocking Lot Road. In attendance was Mr. Dill, Ms. Burton-Reeve and Mr. Ventres.

6. Wetlands Permit Review

a. Application #IWWC – 25-03 – 39 Stocking Lot Road (property location), Robert & Elizabeth Falletti (applicant & property owner). Map 066, Lot 066. Proposed construction of a sea wall.

Mr. Ventres provided an overview. The project entails building a small retaining wall as the step off the shore is a bit steep. It is more than 2 steps down to the water, so the owners would

like to put up a 40 foot section of sea wall and a set of stairs to get down to the water. They are using a contractor who has already installed several of these by putting down a gravel base and then putting stone in to match and blend in with the shoreline and the stairs. A sample photo was provided to show a similar project. The intent is to stabilize the shoreline. It is dry construction to handle the freeze/thaw cycle and movement. It can be done now and does not require the drawdown that is scheduled to occur soon. A mini excavator will be used to help move some of the larger stones. Silt fence is denoted on the drawing.

Motion by Ms. Burton-Reeve to approve Application #IWWC – 25-03 – 39 Stocking Lot Road (property location), Robert & Elizabeth Falletti (applicant & property owner). Map 066, Lot 066. Proposed construction of a sea wall, with plans dated May 20, 2025, with photos to be submitted to the Land Use Office prior and after construction. Seconded by Mr. Walls and unanimously approved.

b. Application #IWWC -25-04- 74 Smith Road Unit #11 (property location), Stephen Simoncini (applicant & property owner). Map 049, Lot 009. Proposed Septic Holding Tank.

Mr. Simoncini outlined the project. He would like to get a holding tank so he can install a regular flushing toilet. The distance from the lake to the holding tank is between 80 to 85 feet. The installation will be completed with a backhoe. It is a 2000 gallon tank with the cap being visible to enable pump out. Erosion control is outlined on the map in case it takes longer than a day.

Motion by Mr. Walls to approve the Application #IWWC -25-04- 74 Smith Road Unit #11 (property location), Stephen Simoncini (applicant & property owner). Map 049, Lot 009. Proposed Septic Holding Tank, with plans dated 3/25/2025. Seconded by Ms. Burton-Reeve and unanimously approved.

c. Application #IWWC – 25-05 - 74 Smith Road Unit 31 (property location), Charles & Margaret Kauffman (applicants & property owners). Map 049, Lot 009. Proposed Dock Replacement.

Mr. Kauffman outlined the project which is to replace an existing dock. The original dock was relatively small at around 10x10 feet. The original dock was removed some time ago. The proposed location is to extend the dock outwards and will be longer than their neighbors to the south. They have a ski boat and pontoon boat which are both 20 feet long. The draft is probably around 36 inches on the ski boat. At the end of the proposed dock, the water is about 7 feet deep. The reason why he would like such a long dock is to be able to tie up both boats. Mr. Ventres noted that it is not possible to be right up close to the shore given wave action and the rocks. This is the rocky side of the lake, so a 26 foot dock allows for them to point the boats in and then back out safely.
Metal or trex decking does not need to be stained. Mr. Goff noted that the dock needs to be stained before it is installed if it is constructed of wood, to keep stain/chemicals out of the water. The Commission discussed different dock materials and denoted that metal docks come in sections and should be reviewed by the homeowners to pick the material that makes the most sense given the various weather conditions that occur.

Discussion ensued related to length of the dock, with the commission denoting a 24 foot dock would be easier given the dock sections are manufactured in either 8 foot or 12 foot sections.

Motion by Ms. Burton-Reeve. to approve the Application #IWWC – 25-05 - 74 Smith Road Unit 31 (property location), Charles & Margaret Kauffman (applicants & property owners). Map 049, Lot 009. Proposed Dock Replacement, with plans dated 12/10/2020, with maximum length of 24 feet and photos to be provided to the Land Use Office. Seconded by Mr. Walls and unanimously approved.

d. Application #IWWC – 25-06 - 74 Smith Road Unit 38 (property location), Fabrina Derryberry & Jeffery Overstrom (applicants & property owners). Map 049, Lot 009. Proposed Cottage & Septic Holding Tank.

Ms. Burton-Reeve, at the field walk, noted that there are 2 retaining walls, of which one will need to be repaired, and she suggested adding that work into the application. Mr. Ventres noted that Mr. Curtin, who's going to be doing the work, stopped in to talk with Mr. Ventres about the project as he is doing the work. Mr. Curtin noted erosion control will go further to the east below the retaining wall, as he is aware it needs some work.
The owners are waiting for DEEP on the holding tank to provide approval before any activity can happen. There is no holding tank now. The footprint of the new cottage is slightly larger and will have a 2nd floor but will retain the same number of bedrooms. The deck is existing and will be the same size with no changes. The dock will remain. Discussion ensued related to various items on the plan, with Mr. Ventres providing clarification as needed.

Motion by Mr. Walls to approve the Application #IWWC – 25-06 - 74 Smith Road Unit 38 (property location), Fabrina Derryberry & Jeffery Overstrom (applicants & property owners). Map 049, Lot 009. Proposed Cottage & Septic Holding Tank, with plans dated March 2025, with the inclusion of stone retaining wall repair to the northeast and with pictures upon completion to the Land Use Office. Seconded by Ms. Burton-Reeve and unanimously approved.

e. Application #IWWC – 25-07 – 143 Mill Road (property location), Adrian Nial -Reed Hilderbrand (applicant), William Chilton (property owner). Map 021, Lot 002. Proposed rebuild portion of existing retaining walls, addition of a single stone sluiceway crossing, plantings, lawn path and open joint steppingstone terrace.

Mr. Nial provided an overview of the project and pointed out the changes on the map provided to the Commission. The goal is not to adjust the sluiceway at all but to adjust the stone walls, stairs and patio as they want to preserve the historic character that exists already. There are some additional plantings that will be added as well. The wet meadow will be extended and habitat will be increased. Mr. Goff asked that the square footage of the increased habitat be included on the drawing.

Motion by Ms. Burton-Reeve to continue the Application #IWWC – 25-07 – 143 Mill Road (property location), Adrian Nial -Reed Hilderbrand (applicant), William Chilton (property owner). Map 021, Lot 002. Proposed rebuild portion of existing retaining walls, addition of

a single stone sluiceway crossing, plantings, lawn path and open joint steppingstone terrace. Seconded by Mr. Walls and unanimously approved.

f. Application IWWC #25-08 – 215 Town Street (property location), Doane Engineering (applicant), Jeff Ranaudo (property owner). Map 010, Lot 026. Proposed single family home, barn & driveway.

Mr. Ventres noted that a field walk is needed and plans have been submitted.

Motion by Mr. Goff to schedule a field walk and continue the Application IWWC #25-08 – 215 Town Street (property location), Doane Engineering (applicant), Jeff Ranaudo (property owner). Map 010, Lot 026. Proposed single family home, barn & driveway. Seconded by Mr. Walls and unanimously approved.

g. Application IWWC#25-09 – 101 Beebe Road (property location), Nemergut Consulting (applicant), Katherine McCabe (property owner). Map 063, Lot 006. Proposed construction of a detached accessory one bedroom apartment in the upland review area.

Mr. Nemergut provided an overview of the project. It is a 5.5 acre lot and is way back from the road. It fronts on Upper Moodus Reservoir. There is a single family home built in the late 1980s and the current owners would like to add an accessory apartment with 1 bedroom. Mr. Nemergut outlined where the well and septic system is and where the upland review area is. The septic is within the upland review area given the time it was approved in. There is no additional work needed on the septic system, but have to demonstrate there is a reserve area if needed. Mr. Nemergut outlined that reserve area on the map for the Commission. The existing system was inspected and is in very good shape.
Mr. Nemergut outlined there is no mitigation shown on the plan for rain/water runoff and he noted that upon the field walk, the Commission may have ideas of how to address. During the field walk, the current house's guttering can be reviewed was well.
The detached apartment will have a 2 car walk out which will require minimum grading. The driveway will have very little change; just a spur to get into the new garage will be added. The driveway is gravel and expected to remain gravel.

Motion by Mr. Goff to schedule a field walk and continue the Application IWWC#25-09 – 101 Beebe Road (property location), Nemergut Consulting (applicant), Katherine McCabe (property owner). Map 063, Lot 006. Proposed construction of a detached accessory one bedroom apartment in the upland review area. 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 met with both property owners and they were not exactly thrilled with the options presented. They asked why the owners are having to do the work when the 1980s P&Z approved it. They also noted that 5 or 6 years ago, Steve Hedler from Public Works extended

the pipe and had planned to do something else but Mr. Ventres stopped him as the Town needs a proper design from an engineer and an easement from the property owner and an easement from the State of CT to go across the road. Mr. Ventres sent a note to Public Works, Mr. Dill and to the First Selectwoman about the property owners' concerns. Mr. Ventres noted that this issue has been going on for decades and he would like to get this resolved before he retires.
Mr. Goff asked how the Town has liability 45 years after it was approved. Mr. Grillo has approached the Selectmen every few years since 1986. It could have been addressed many years ago before the garage was built.
Discussion ensued related to next steps. Mr. Ventres noted that the Selectmen need to discuss and determine how to move forward.

8. IWWC Enforcement Officer's Report

a. Beebe Road

Mr. Ventres noted that Public Works Director asked Nathan L. Jacobsen to provide an As Built of that roadway section. Mr. Ventres has received a timeline from Public Works and is putting together an application to the State for a drawdown. The drawdown will enable Public Works to work in that area more easily to remove the sediment. Public Works also asked Nathan L. Jacobsen to create a design for the other crossing closer to Mr. Goff's house.

b. Proposed forestry regulations
To be continued to a future meeting, as Mr. Ventres has to provide the regulations differently than he had provided prior.

9. Adjournment

A motion was made by Ms. Burton-Reeve to adjourn the meeting at 8:45pm. The motion was seconded by Mr. Walls and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary