East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
June 17, 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: Randolph Dill, Jennifer Burton-Reeve, David Walls, Bryan Goff
Members Absent: Daniel Jahne, Mary Augustiny
Also Present: James Ventres (Land Use Administrator), Robert Doane, Engineer for Jeff Ranaudo, Jeff Ranaudo, Roger Nemergut, Jeff Naples, Scot Sioch

Mr. Dill appointed Mr. Walls as a voting member due to other members' absences.

3. Approval of Minutes

A motion by Ms. Burton-Reeve to approve the May 20, 2025, minutes as amended, seconded by Mr. Goff and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

A field walk was held on June 11, and 4 properties were visited – 215 Town Street, 104 Newberry Road, 101 Beebe Road, and 12 Blue Heron Lane. In attendance was Mr. Dill, Ms. Burton-Reeve and Mr. Ventres.

6. Wetlands Permit Review

a. 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. Ventres noted that the applicant made a full presentation last month and provided a chart of wetland impacts since then as requested.

Motion by Mr.Goff to approve 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.

b. 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. Bob Doane, Engineer reviewed the project and answered questions related to the wetlands and project. Discussion ensued related to the rain garden and the potential for there to be movement of animals from the vernal pool into the rain garden which could potentially turn the rain garden into a vernal pool.

Motion by Mr. Goff to approve 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, in accordance with plans marked May 7, 2025 and all plans shall have the following language on them - no further activity other than what is presented on the plans dated May 7, 2025 and the upland review is to occur without review of the IWWC, the plans presented to the IWWC is for the studio use of the barn and not agriculture use, if the use is for agriculture use, the owner shall return to the IWWC for review of grazing and manure stockpiling, and limited clearing to the west of the barn to be minimized. Seconded by Ms. Burton-Reeve and unanimously approved.

c. 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 reviewed the project and noted it borders Moodus Reservior. He reviewed the different colors on the map and where the wetlands are. There were two points of discussion – managing the roof runoff and the driveway turn into the apartment. The building will be two story with the apartment on the upper level, and there will a drive-in garage on the lower level and that fits the topography almost perfectly which results in the minimum amount of grading that would be required. For the roof runoff, an infiltrator system will pick up the roof leaders due to the soil coarseness which will enable significant infiltration. No changes to the existing building guttering. He explained the need to pull the new driveway out closer to the wetlands to allow for access to the apartment and garage. There is an area to hold any materials that are dug out. Discussion ensued related to what the dugout materials are; Mr. Nemergut is not sure if it is loose material or ledge. Mr. Dill suggested the vegetation near the lake not being clear cut. Mr. Nemergut noted he can put on the plan that there will be limited clearing. The driveway will remain dirt.

Motion by Ms. Burton-Reeve to 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, with plans dated May 17, 2025, with limited clearing to be added to the plan south of the drive to the lake. Seconded by Mr. Goff and unanimously approved.

d. Application IWWC#25-10 – 12 Blue Heron Lane property location), Jeffery Naples (applicant), Greg and Mary Lattrulo (property owner's). Map 066, Lot 180. Proposed construction of a garage.

Mr. Naples provided an update on the questions asked at the site walk that were not on the plan. There will be a 4-foot frost wall instead of a slab. There will not be any gutters on the garage. Discussion ensued related to if there was any erosion due to the lack of gutters on the house; Mr. Ventres noted that that is not an issue. Erosion control will be hay bales as they are far less intrusive. Some stone or material will be brought in to level the floor, which will ultimately be concrete.

Motion by Mr. Dill to continue the Application IWWC#25-10 – 12 Blue Heron Lane property location), Jeffery Naples (applicant), Greg and Mary Lattrulo (property owner's). Map 066, Lot 180. Proposed construction of a garage. Seconded by Mr. Walls and unanimously approved.

e. Application IWWC# 25-11 – 104 Newberry Road (property location), Scot and Deanna Sioch (property owner's). Map 050, Lot 032. Proposed construction of a dock at the pond.

Mr. Sioch provided an overview on the dock. Mr. Dill provided a quick overview of the property and pond which has a dike to manage the water. The owner is considering aluminum. Discussion ensued about leaving the deck in or removing it during the winter.

Motion by Mr. Dill to continue the Application IWWC# 25-11 – 104 Newberry Road (property location), Scot and Deanna Sioch (property owner's). Map 050, Lot 032. Proposed construction of a dock at the pond. 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

Public Works has a camera on a snake which is long enough for them to determine there are no blockages. Discussion ensued that the way to address the problem is a combined effort to solve. Mr. Ventres suggested welding two grates together and maintaining it to keep the area clean. Doing so will keep the debris that is present when it rains from clogging the pipe. There is agreement that the pipe is too small, but the focus is to take things in steps and see how situation unfolds. Mr. Ventres will discuss the proposed solution (welding two grates together, placing them in front of the pipe and then maintaining them) with the home owner.

8. IWWC Enforcement Officer's Report

a. Beebe Road

No update until the budget gets passed as an A-2 survey is needed and Public Works would like to discuss the fixes with IWWC. Mr. Dill asked about the railing and Nathan L. Jacobsen

cannot do a railing until the pipes are located on a map. The goal is to have railings on both sections of Beebe Road that need to be addressed.

b. Proposed forestry regulations

Mr. Ventres noted that half of them are recrafted.

Mr. Dill received a call from a neighbor near Bailey's Beach who noted that one of the owners is improving the beach by bringing in sand, which is in their purview of the IWWC. Mr. Ventres will investigate.

9. Adjournment

A motion was made by Mr. Goff to adjourn the meeting at 8:25pm. The motion was seconded by Ms. Burton-Reeve and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary