East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
October 21, 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, Daniel Jahne, David Walls
Members Absent: Bryan Goff, Mary Augustiny
Also Present: James Ventres (Land Use Administrator)

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

3. Approval of Minutes

Change the date from September 15 to September 16

6a.Update to sentence to read, "Then 6 foot by 4 foot *sheets of plywood* will be attached…"
6.a. Change to read "Stabilizers will be installed at 45 degrees."
8a. change lack to *lake*

A motion by Mr. Dill to approve the September 16, 2025, minutes as amended. Seconded by Ms. Burton-Reeve and unanimously approved.

4. Bills

Halloran & Sage $240 to review legal process for receiving legal petition.

A motion by Ms. Burton-Reeve to pay the bill as presented. Seconded by Mr. Walls and unanimously approved.

5. Field Inspection Report

Field walk held on October 15. One site was visited: 160 Smith Road. Mr. Dill, Ms. Burton-Reeve, Mr. Walls and Mr. Ventres were in attendance.

6. Wetlands Permit Review

   a. ***Application IWWC #25-14 – 160 Smith Road (property location), Lawrence Rubin (application 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.***

Mr. Ventres outlined that a petition was received requesting a public hearing be made for this application. Per regulations, if a petition is received with the signatures of 25 or more people, then a public hearing will be scheduled. The next meeting is November 18th and will be used for a Public Hearing on this application.

Motion by Ms. Burton-Reeve to hold a public hearing on November 18th (the next regularly scheduled meeting of the IWWC) to discuss Application IWWC #25-14 – 160 Smith Road (property location), Lawrence Rubin (application 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. Seconded by Mr. Dill and unanimously approved. Mr. Walls abstained.

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

Mr. Ventres noted when the Cone application was before the IWWC, he noticed this property has some work being done on it related to a driveway, which needs an application. There is a need for a field walk to look at it.

Motion by Mr. Dill to continue the application and schedule a field walk for Application #25-15 32 Bashan Road (property location), Aaron Bochman (applicant & property owner). Map 058, Lot 144. Proposed construction of a driveway. Seconded by Mr. Jahne and unanimously approved.

c. 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. Ventres noted that plans have been submitted, and they need to be added to the field walk schedule.

Motion by Mr. Dill to continue the application and schedule a field walk for 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. Seconded by Mr. Walls and unanimously approved.

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

Mr. Ventres provided the plans for review. The engineer said they can join the field walk. Mr. Ventres suggested making this the first stop to leverage the engineer's time well.

Motion by Mr. Dill to schedule a field walk and continue the Application #25 – 17 Town of East Haddam Reconstruct culverts on Beebe Road. Seconded by Mr. Walls and unanimously approved.

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

Mr. Ventres provided plans and noted this needs to be added to the field walk schedule as the 2nd stop, as the engineer will be in attendance.

Motion by Mr. Dill to schedule a field walk and continue the Application #25 – 18 Town of East Haddam Reconstruct culverts on AP. Gates Road. Seconded by Mr. Walls and unanimously approved.

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

Mr. Ventres noted that the IWWC visited this property a few years ago regarding a pond installation, and now Mr. Lagace would like to build an accessory building. There is a need for a field walk to look at it.

Motion by Mr. Dill to continue the application and schedule a field walk for the Application #25 – 19 Banning Road (property location), Richard Lagace (owner), Proposed Accessory Dwelling Unit in the upland review area. Map 3, Lot 42. Seconded by Ms. 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 noted no additional work has happened yet due to Public Works focusing on paving right now.

b. 8-24 Review of two Open Space Projects

i. Sprecher Property Exchange – Shanagan Road

Mr. Ventres outlined the exchange, which is to connect the Harris and Dean properties. This is an exchange, so no bonding is needed. This will provide recreational opportunities to the public.

ii. Purchase of the Dale King Property – 10.262 acres on Sheepskin Hollow Road

This property is right across from the Roaring Brook preserve. This property connects the EHLT Sheeepskin Hollow preserve to the Roaring Brook property. Sale price is $15,000, and the Open Space Committee has the money to purchase this property so there is no need for a bond.

Motion by Ms. Burton-Reeve to recommend the Open Space Committee to move forward on the purchase/exchange of the above properties noted in accordance of the maps received today. Seconded by Mr. Jahne and unanimously approved.

8. IWWC Enforcement Officer's Report

a. Beebe Road

Mr. Ventres received the Natural Diversity Data Base report back from DEEP; they do not have a concern about the plants, but they are still waiting for a report on the fisheries. Mr. Ventres is not sure if the water will be drawn down this year or not.

b. Proposed forestry regulations

Nothing new to report.

9. Adjournment

A motion was made by Mr. Jahne to adjourn the meeting at 8:05pm. The motion was seconded by Ms. Burton-Reeve and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary