East Haddam Inland Wetlands and Watercourse Commission
Land Use Office

Regular Meeting Minutes
April 21, 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, David Walls, Jennifer Burton-Reeve, Toni Dumaine
Members Absent: Bryan Goff, Daniel Jahne, Mary Augustiny
Also Present: Roger Nemergut, Eddy Richman, Susan Richman

Mr. Dill appointed Ms. Dumaine as a voting member, in the place of the absent regular members.

3. Approval of Minutes

6c motion, change Mr. to *Ms.* referring to Ms. Burton-Reeve.

A motion by Mr. Walls to approve the March 17, 2026, minutes as amended. Seconded by Ms. Burton-Reeve and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

There was a field walk held on April 15, 2026; two sites were visited: Commerce Drive and 1 Laurel Cove Beach Road. In attendance were Mr. Dill, Mr. Walls, Ms. Dumaine, Ms. Burton-Reeve and Mr. Ventres.

6. Wetlands Permit Review

   a. ***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.***

   Mr. Nemergut provided an update on the project. There are no revised plans at this time as he is waiting on additional information. The original soil scientist has been requested to verify the boundary he flagged as it looks like there could be some potential intermittent water courses and Mr. Nemergut wants that clarified. If there are any modifications or revisions, the plans will be updated. The owner has contracted with an environmental consultant to look at the plans, but that person cannot review the plans until next month. The plans will be updated upon receiving the environmental consultant's review.

Motion by Mr. Dill to continue 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 Ms. Burton-Reeve and unanimously approved.

b. ***Application IWWC #26-03 Laurel Cove Beach Road, Map 48, Lot 115, Eddy Richman. Install boat house in upland review area, install dock on Bashan Lake, and install peastone path from house to dock and kayak shed. Add sand to existing beach.***

Mr. Nemergut provided an overview of the project and the plan. He referenced two issues noted at the site walk: 1) the alignment of the path from the house to the lake as shone on the plan shows it as a straight line and the suggestion was to add a curve to it that mirrored the land contours and 2) the number of trees within the tree removal plan felt a bit excessive. Mr. Richman and Mr. Ventres met after the site walk and discussed the tree removal plan. Based on that conversation, the number of trees to be removed has been reduced – several tulip and birch trees will remain. There were 2 trees in particular, both large oaks on the edge that lean over the water, that were of concern regarding safety. Mr. Richman hired an arborist to look at those trees, and the arborist recommended those trees be removed for safety reasons. Mr. Ventres partially agrees with the arborist's recommendation – the tree that is closest to the house and has the most lean to it should be removed. Mr. Ventres feels the other oak further away from the house does not need to be removed at this time.
Mr. Nemergut talked about the dock, and that it has to be about 40 feet out into the water to be useful. Discussion ensued related to the draw their boat has and the desire for the ability to use the lake.
Mr. Richman read a statement outlining their desire to be good stewards of the property and the lake. Discussion ensued related to the placement of the sand, which will be above the retaining wall, which is where they want to keep it. They have cleaned up some leaf litter; Mr. Dill noted the pile needs to be moved as high water will sweep the pile back into the lake.
Mr. Dill outlined that if one looks around Bashan Lake, there is quite a bit of concrete already. He outlined the commission likes to keep vegetation along the edge of the lake which deters geese and keeps the rural look of the lake, as well as helps maintain water quality.
Mr. Richman provided an update on the boat house, which will hold kayaks in the winter time, and boat tubes, chairs and storage for what is not currently in use on the lake during the summer. The boathouse is about 60 feet from the edge of the lake. Mr. Dill outlined that they cannot store things in the shed that could spill and pollute the lake.
The commissioners reviewed the changes to the walkway, which will be curved now and the plans will be updated to reflect that. Mr. Nemergut outlined that the walkway material will shift to crushed stone upon entering the upland review area. The dock will be aluminum and on wheels so it be removed. It is 40 feet with a piece at the end to make it L-shaped. Mr. Dill noted that the commission would like to know the depth of the lake at the end of the dock.

Motion by Mr. Dill to continue the Application IWWC #26-03 Laurel Cove Beach Road, Map 48, Lot 115, Eddy Richman. Install boat house in upland review area, install dock on Bashan Lake, and install peastone path from house to dock and kayak shed. Add sand to existing beach. 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 noted that Mr. Angersola has been hired as the permanent Public Works director and has not had time to review this.

8. IWWC Enforcement Officer's Report

a. Beebe Road – Molley Brook

There is a survey, and Public Works has this on their list to address.

b. Proposed forestry regulations

Nothing new to report at this point.

9. Adjournment

A motion was made by Ms. Burton-Reeve to adjourn the meeting at 8:20pm. The motion was seconded by Ms. Dumaine and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary