East Haddam Inland Wetlands and Watercourse Commission

Land Use Office

Regular Meeting Minutes
May 19, 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, Jennifer Burton-Reeve, Daniel Jahne, David Walls, Toni Dumaine
Members Absent: Bryan Goff, Mary Augustiny
Also Present: Bob Casner, Roger Nemergut, Eddy Richman

Mr. Dill appointed Ms. Dumaine as a voting member, in the absence of Mr. Goff.

3. Approval of Minutes

A motion by Ms. Burton-Reeve to approve the April 21, 2026, minutes as presented. Seconded by Mr. Walls and unanimously approved.

4. Bills

No bills.

5. Field Inspection Report

There was no field walk held in May.

6. Wetlands Permit Review

a. 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 provided some updates. He outlined that the soil scientist who marked the wetlands originally, revisited the site and noted that the originally flagged boundaries have not changed and the drainage swales that were seen are not intermittent watercourses per the four criteria used by the State. To be denoted as an intermittent watercourse, the area must meet two of the criteria to make the determination. The areas denoted during the field walk do not meet at least two of the criteria.

Mr. Nemergut outlined that supplemental soil testing is scheduled for next week with the Health District. He noted they must demonstrate to the Health District there are the appropriate soil composition in the septic area before receiving their approval.

Mr. Nemergut submitted a letter requesting an extension for the application.

Mr. Nemergut expects to receive the report from the environmental consultant by the next meeting and will modify the plans based on that information. Updated plans will be provided at the next meeting.

Motion by Mr. Walls to extend the 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, to the next regularly scheduled meeting. 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 revised plans which have been updated with four changes. The first change is to the 45-foot long dock. The water has been measured as requested along five sections of where the dock will be. At the end of the dock, the reading is 31 inches. The dock is on wheels and movable.

The second change was related to the area of the beach, which has been significantly reduced to thirty feet. Any sand removed will be placed on the land side of the stone wall to remain out of the lake; this has been denoted as such on the plans.

The third item is the path from the house to the lake, which has had a curve added to it. This removes the straight line view to the house and flattens out the slope of the run as it is now longer with the curve added.

The fourth and final thing is that another option was placed on the plan for the path construction. The new option is a grid system that holds crushed stone in place. The path will be paved until it hits the upland review area of the lake, and then the materials will shift to the new grid system holding crushed stone. Ms. Burton-Reeve asked about the plastic breaking down and contributing to micro plastics in the lake. Mr. Nemergut outlined that it has been treated for UV protection, but there was no other information around it breaking down.

Mr. Dill asked for clarity on the leaning trees. Mr. Nemergut provided information on those trees. He noted that the owners want to remove one of the trees that is badly leaning over the lake. Discussion ensued and that tree will be removed with the stump left to hold the soil in place.

The second tree is further to the east, and the thought is to leave it and monitor. If it does need to be removed in the future, the ownership of the tree must be determined first and then must be brought to the IWWC to address.

Motion by Ms. Burton-Reeve to approve 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, with the following conditions – removing the leaning tree closest to the proposed beach. Seconded by Ms. Dumaine 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 he and Mr. Angersola are going to visit the site as soon as the parade set up is handled.

8. IWWC Enforcement Officer's Report

Mr. Ventres received a call on West Cove Road as there were trees taken out in a conservation easement area. He visited the site and discussed the 75-foot buffer around the space with the landscaper, who was on site when he arrived. Mr. Ventres outlined what needs to be done to remediate the area. He outlined the need to replace the removed trees with hardwood plantings. The landscaper had about 300 plants and mulch material already on site, so Mr. Ventres allowed him to continue but noted more plants will need to be added. The remediation plan will be coming before IWWC for review.

Mr. Dill asked for clarification on the path that's being proposed to be cut along the river from the bridge to Nathan Hale Schoolhouse. Mr. Ventres outlined that they discussed a 25-foot easement to provide enough room for tree maintenance, not a 25-foot walkway. Only 8 feet are needed for gator access if there were a need to get to an injured person.

a. Beebe Road – Molley Brook

Mr. Ventres will be providing a diagram of the beaver deceivers as Public Works is not versed on them. Mr. Dill noted the beavers have moved upstream.

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 8:04pm. The motion was seconded by Mr. Walls and unanimously approved.

Respectfully submitted,
Shannon A. Goyette
Recording Secretary